

Plan of Intent Amendment

Ellisville Annexation Area



June 30, 2004
Revised July 9, 2004

Proposing Agent:

The City of Ellisville
City of Trails and Parks

Table of Contents

| Section | | Page |
|----------|--|------------------------|
| 1 | Executive Summary | Executive Summary-1 |
| | | |
| 2 | Plan of Intent | |
| | Geographic- Revised | Geographic-1 |
| | Financial- Revised | Financial-1 |
| | Services- Revised | Services-1 |
| | Zoning & Land Use | Zoning & Land Use-1 |
| | Summary | Summary-1 |
| | | |
| 3 | Certifications- Revised | Certifications-1 |
| | | |
| 4 | Supporting Document-Revised | Supporting Documents-1 |
| | | |
| | Attachments | |
| | Comprehensive Annual Financial Report | Attachment 1 |
| | Five Year Capital Improvement Plan | Attachment 2 |
| | Annual Budget and Program of services | Attachment 3 |
| | | |
| | | |
| | | |

Section 1- Executive Summary

EXECUTIVE SUMMARY

The City of Ellisville is proposing to annex an area referred to as the Ellisville Annexation Area. The Ellisville Annexation Area is located along the City's current southeastern boundary, and is more specifically identified in the Ellisville Annexation Map and Legal Description submitted as part of this document. The City of Ellisville is currently 25% contiguous to the Ellisville Annexation Area. The main access to the Ellisville Annexation Area is via Kiefer Creek Road, which (the northern portion) is already within the City's corporate boundaries. The Ellisville Annexation Area includes the elimination of three existing unincorporated pockets and the annexation of all associated right-of-way within and abutting the proposed annexation area.

The City of Ellisville currently measures approximately 4.12 square miles in size and has a population of approximately 9,100 residents. The Ellisville Annexation Area is less than 1 square mile in size with a population of approximately 601 residents, according to the 2000 U.S. Census. The City of Ellisville provides a full range of services to its citizens, as described in Section 2- Services, of this document. We believe that the proposed annexation is in the best interest of the City and of the residents within the Ellisville Annexation Area. Since our services and programs are provided using City resources, and not on a contract basis, we can ascertain that the level of service is nothing short of high quality. The City of Ellisville is committed to providing this same level of service to the residents and property owners of the Ellisville Annexation Area.

A City's fund balance or reserve is typically a good barometer for a municipality's financial well-being and a city's commitment to sound planning practices and fiscal responsibility. By promoting appropriate land use patterns and making responsible decisions regarding capital improvements, Ellisville has achieved a substantial reserve. The proposed annexation is a feasible proposal in terms of current and future financial conditions.

The City of Ellisville has expressed its desire to secure the potential for future growth as part of the City's adopted Comprehensive Plan. Additionally, the City has expressed this desire to the St. Louis County Boundary Commission as part of our Map Plan submittal. We are aware that the City of Ballwin and the City of Wildwood have overlapping Map Plans, which if such annexations were granted consistent to such Map Plans, would eliminate any future growth for the City of Ellisville, and would preclude any future annexations to the south.

The City of Ellisville, Missouri, as proposing agent, therefore petitions the favorable consideration by the St. Louis Boundary Commission of our request. The contact person for the proposing agent is Brent Hobgood, City Manager,

City of Ellisville Annexation Proposal

City of Ellisville, One Weis Avenue, Ellisville, MO 63011. The City Manager's telephone number is (636) 227-9660. Any questions or comments relating to the Plan of Intent can be directed to Brent Hobgood or Ada Hood, Director of Planning and Community Development, also at (636) 227-9660.

Section 2- Plan of Intent

GEOGRAPHIC

1. *Provide a general description of the boundaries of the area to be annexed by identifying key geographical descriptions such as highways, rivers, arterial roads, etc. What is the logic for the selection of the boundary for the area to be annexed?*
The Ellisville Annexation Area begins at Kiefer Creek Road just north of Pierside Lane and includes the existing unincorporated pocket located at this intersection. The City also proposes to annex a second unincorporated pocket located just south of the first, located at the northwest intersection of Kiefer Creek Road and Quails Nest Road. The Ellisville Annexation Area goes on further south to include a third unincorporated pocket located across Kiefer Creek Road. Please note that the City of Ellisville proposes to annex all associated right-of-way for the entire Ellisville Annexation Area. The proposed annexation area also includes all those unincorporated properties in between the corporate boundaries of Ellisville and Wildwood (on the west) and Ballwin (on the east). The Ellisville Annexation Area includes properties as far south as Forest Ridge Trails, St Paul Woods and the 89 acre potential subdivision. Again, the Ellisville Annexation Area will include all associated right-of-way in its entirety.

The City of Ellisville believes that the proposed annexation area is well-defined with logical boundary lines, leaving no unincorporated pockets. Kiefer Creek Road to the north is already within our corporate boundaries and we are proposing to extend those boundaries further south. Please recall that the area to the northwest of Kiefer Creek Road is within the City of Ballwin. However, there is a steep bluff between Kiefer Creek Road and the Ballwin corporate limits, which creates a natural buffer between the annexation area and the City of Ballwin. Ellisville is clearly at an advantage to provide services and gain access to the area regardless of the situation.

The City of Ellisville is approximately 4.12 square miles in size, while neighboring communities are 67 and 8.9 square miles in size. It is important to the City of Ellisville to secure the potential for future growth. As proposed, the annexation would not only secure the City's potential for future growth, but also be a tremendous benefit to the residents within the Ellisville Annexation Area.

2. *Provide a map of the area to be annexed, identifying significant geographical features, such as arterial streets, highways, recreation facilities, schools, etc. and the area's relationship to the existing boundary of the municipality.*
Please see Ellisville Annexation Area Map.
3. *Provide a second map of the area to be annexed, including the annexing municipality, surrounding municipalities, arterial roads and neighboring*

City of Ellisville Annexation Proposal

subdivisions adjacent to but not included in the area to be annexed. Identify the annexing municipality's public facilities, e.g. City Hall, Fire/Police facilities, recreation center, major parks, etc.

Please see Ellisville Annexation Area Map-2.

4. *In table format, provide the following information as it applies to the area to be annexed:*
 - a. *The population, as of the most recent Census available, noting the year.*
 - b. *Land area in acres.*
 - c. *Number of dwelling units.*

| Ellisville Annexation Area Data | |
|--|------------|
| Population (2000 Census: household * 2.47 county population rate) | 601 |
| Land Area (acres) | 530 |
| Number of Dwelling Units | 243 |

2000 U.S. Census Data

| | Ttl Housing Units | Occupied Housing Units | Population based on SLCo Population Rate (Ttl housing * 2.47) | Population based on SLCo Population Rate (Ttl Occ. housing * 2.47) |
|---------------|-------------------|------------------------|---|--|
| Tract 2179.22 | | | | |
| Block 1007 | 1 | 1 | 2.47 | 2.47 |
| Block 1008 | 0 | 0 | 0 | 0 |
| Block 1009 | 9 | 9 | 22.23 | 22.23 |
| Block 1010 | 3 | 3 | 7.41 | 7.41 |
| Block 5004 | 0 | 0 | 0 | 0 |
| Tract 2179.21 | | | | |
| Block 2009 | 15 | 14 | 37.05 | 34.58 |
| Block 2010 | 173 | 170 | 427.31 | 419.9 |
| Block 2011 | 29 | 27 | 71.63 | 66.69 |
| Block 2013 | 10 | 8 | 24.7 | 19.76 |
| Block 2015 | 1 | 1 | 2.47 | 2.47 |
| Block 2016 | 0 | 0 | 0 | 0 |
| Block 2017 | 2 | 2 | 4.94 | 4.94 |
| TOTALS | 243 | 235 | 600.21 | 580.45 |

5. *In acres, compare the present size of the area to be annexed to the total combined area affected by the proposal. In table format, provide the number of publicly and privately maintained street miles:*

City of Ellisville Annexation Proposal

- a. *In the area to be annexed.*
- b. *In the annexing municipality.*
- c. *The total combined area.*

| Acres and Street Miles Table | | | |
|------------------------------|--------------------|-----------------------|----------------|
| | Area to be Annexed | Annexing Municipality | Total Combined |
| Land Area in Acres | 530 | 2,637 | 3,167 |
| Privately Maintained Streets | 1.4 | 4 | 5.41 |
| Publicly Maintained Streets | 2 | 72 | 84 |

6. *Define the community of interest between the area to be annexed and the annexing municipality. Does the annexation affect existing or natural neighborhood(s) or communities?*

The Ellisville Annexation Area is 25% contiguous to the City of Ellisville. The proposed annexation will eliminate three existing unincorporated pockets of land and will include all associated street right-of-way in its entirety. The natural features also work in the City's favor, as there are no natural barriers (bluffs, rivers, etc.) which limit or restrict access to the proposed annexation area from the City. By annexing the Ellisville Annexation Area, the City of Ellisville hopes to fulfill the following:

- Eliminate all existing "unincorporated pockets."
- Realign City limits to logical and natural borders and boundaries.
- Provide for steady and consistent growth.
- Secure the potential for future growth consistent with the City's Map Plan and the City's Comprehensive Plan.
- The need to ensure quality of life through proper community planning and zoning.
- The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas.
- The need to allow the County businesses and County residents the opportunity to receive City of Ellisville services and the use of City facilities.
- The need to welcome businesses and residents into the City who share common goals and interests, who are also in search of a higher quality of life.
- The need to offer a more convenient, more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

The City of Ellisville is a well established community in which residential neighborhoods are a major asset of the community. The City of Ellisville boasts great, safe neighborhoods in a variety of price ranges and densities to accommodate any preference. Ellisville's neighborhoods come standard with

City of Ellisville Annexation Proposal

good schools, parks, trails for recreation, and other public facilities. The proposed annexation will be mutually beneficial for all parties involved, and is reasonable and necessary for the proper growth of not only the City of Ellisville but also the adjacent residential areas.

The area to be annexed is primarily residential, as is the City of Ellisville. Therefore the tax base will be compatible and mutually beneficial. Revenues received by the proposed annexation area are estimated at \$246,851.43 and will be adequate to provide all City services to this area in the standard first class fashion.

7. *Provide a list of all subdivisions involved in the boundary change proposal. Are any of these subdivisions in the area to be annexed split because of the proposed boundary change? If yes, on a separate map identify the subdivision(s) being split. Explain how being split does not adversely affect the area to be annexed or the remaining unincorporated area.*

The Ellisville Annexation Area includes several properties and several established subdivisions. The following is a list of the specific subdivisions or properties included in the Ellisville Annexation Area beginning at the northern corner of the Ellisville Annexation Area:

- Unincorporated pocket 1- 416 Kiefer Creek Road- (1 lot)
- Unincorporated pocket 2- 515 Kiefer Creek Road- (1 lot)
- Crown Oaks Estates Subdivision-Unincorporated pocket 3- 602-620 Kiefer Creek Road- (4 lots)
- Dothage Mountain Subdivision- (2 lots)
- 700-710 Old Kiefer Creek Road
- Troutman Subdivision- (3 lots)
- 678 Kiefer Creek Road
- Richland Cove Subdivision- (5 lots)
- Kiefer Creek Meadows Subdivision- (2 lots)
- Property- 700 St Paul Road (1 lot)
- Ratzke Mountain Subdivision- (4 lots)
- The Pines at Kiefer Creek Subdivision- (91 lots)
- The McBride Property- 741 St. Paul Road (66 acres)
- Potential subdivision under consideration- 871 St. Paul Road (89 acres)
- Breeden Mountain Subdivision- (4 lots)
- St. Paul Run Subdivision- (7 lots)
- Pine Ridge Trails Subdivision- (39 lots)
- Biggs Mountain Subdivision- (2 lots)
- Property- 880 St. Paul Road (1 lot)
- Forest Ridge Trails Subdivision- (84 lots)
- The Estates at Forest Ridge Subdivision- (18 lots)
- Property- 1011-1015 Kiefer Creek Road (2 lots)
- Property- 1012 Kiefer Creek Road (1 lot)

City of Ellisville Annexation Proposal

- **St. Paul Woods Subdivision- (3 lots)**

The proposed boundary change will not split any subdivisions or any currently unsplit property. Careful consideration was given to ascertain that the proposed annexation area would not split any existing subdivisions or future subdivisions.

8. *To what extent is the boundary of the area to be annexed common to the annexing municipality? Specify the actual percentage of adjacency to the annexing municipality.*

The perimeter of the entire Ellisville Annexation Area is 28,220 lineal feet, with 7,071 lineal feet being in common with the City's corporate boundary. The actual percentage is 25%.

9. *Address the compactness of the area to be annexed, by identifying:*
- a. The number of street connections between the area to be annexed and the annexing municipality.*
 - b. The accessibility of the entire area for efficient delivery of services.*
 - c. Any natural or man-made barriers that would impede the efficient delivery of services.*

The Ellisville Annexation Area can only be accessed from Kiefer Creek Road or its tributary St. Paul Road. As you may recall, St. Paul Road begins off of Kiefer Creek Road within the Ellisville Annexation Area. Again, Kiefer Creek Road to the north is already within the City's corporate boundary; therefore, the Ellisville Annexation Area can best be accessed from the City of Ellisville. The existing land pattern dictates that all the land area within the Ellisville Annexation Area will be accessed off of either Kiefer Creek Road or St. Paul Road, directly or indirectly.

10. *Upon annexation, would any contiguous unincorporated area be left stranded, or unable to be accessed, except through another municipality and/or another County?*

The proposed annexation would not leave any contiguous area stranded, or unable to be accessed. Additionally, as proposed, the annexation would eliminate three existing unincorporated pockets and includes all associated right-of-way, making for a "clean" annexation. As discussed previously, access to the Ellisville Annexation Area is via Kiefer Creek Road or St. Paul Road. Again, Kiefer Creek Road to the north is already within the City of Ellisville, therefore access to the Ellisville Annexation Area is most logical from the City of Ellisville. As for the unincorporated pockets, they can only be accessed from Ellisville.

11. *Does the municipality have any plans or arrangements with other municipalities regarding growth or expansion? Explain how this annexation represents a logical extension of the municipality's future plans. How does the proposed boundary change relate to the municipality's plan for future annexation?*

City of Ellisville Annexation Proposal

The City of Ellisville does not have any official arrangements with other municipalities regarding growth or expansion. The City of Ellisville did submit a Map Plan to the St. Louis County Boundary Commission illustrating our intent for future annexations consistent with our Comprehensive Plan. Additionally, the City of Ellisville has expressed our desire to secure the potential for future growth to both the City of Wildwood and the City of Ballwin during informal meetings between the three cities, prior to submittal of our Map Plan to the St. Louis County Boundary Commission. However, based on the Map Plans submitted to the St. Louis County Boundary Commission (available on through the St. Louis County Boundary Commission's website), it appears that the City of Ballwin and the City of Wildwood have submitted Map Plans that would in essence close off any future annexations for the City of Ellisville. Again the City of Ellisville is approximately 4.12 square miles in area and has anticipated future growth as expressed in the City's Comprehensive Plan and our Map Plan. If the Boundary Commission were to deny our proposal for annexation of the Ellisville Annexation Area and grant the Ballwin and Wildwood annexation proposals, Ellisville would have no potential for future growth.

12. Address how the annexation creates logical and reasonable municipal boundaries in the County.

The proposed annexation creates logical and reasonable boundaries in the County by eliminating three existing (and long-standing) unincorporated pockets including any associated street right-of-way in its entirety. The proposed annexation is a logical extension and follows the anticipated growth pattern for the City of Ellisville, as discussed in the City's Comprehensive Plan. The City of Ellisville has direct access to the entire annexation area, off of Kiefer Creek Road and St. Paul Road. Again Kiefer Creek Road to the north is already within the City's corporate boundaries. We believe the proposed annexation will greatly benefit the County, as it will eliminate the county's current need to service the existing unincorporated pockets, and the existing unincorporated subdivisions and associated right-of-way.








CITY OF ELLISVILLE

Saint Louis County,

Missouri

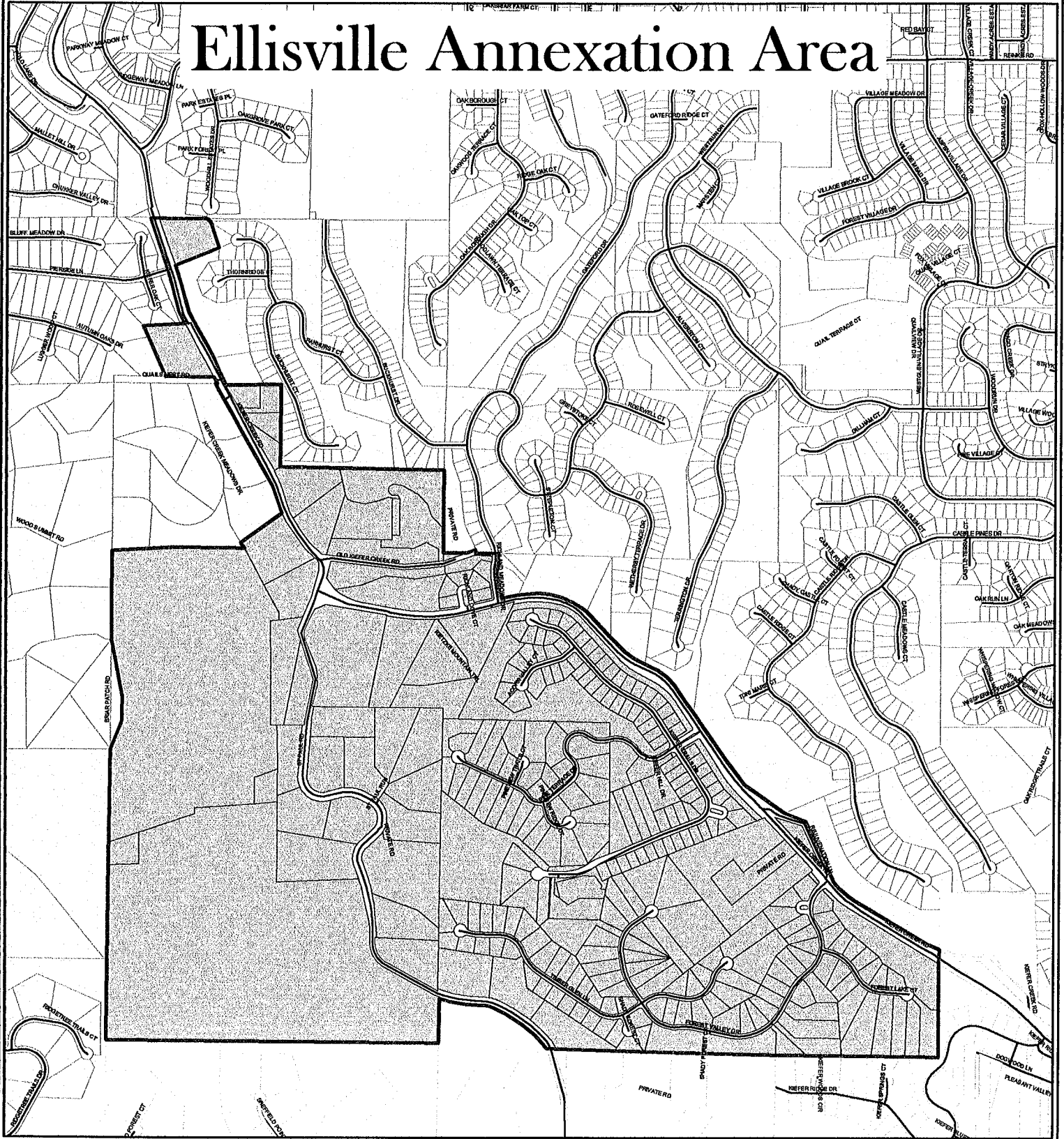
Legend

-  Area to be annexed
-  Unincorporated
-  Ellisville
-  Wildwood
-  Ballwin



Created: June 15, 2004
 City of Ellisville
 PE Department
 Eric Morris

Ellisville Annexation Area











CITY OF ELLISVILLE

Saint Louis County,

Missouri

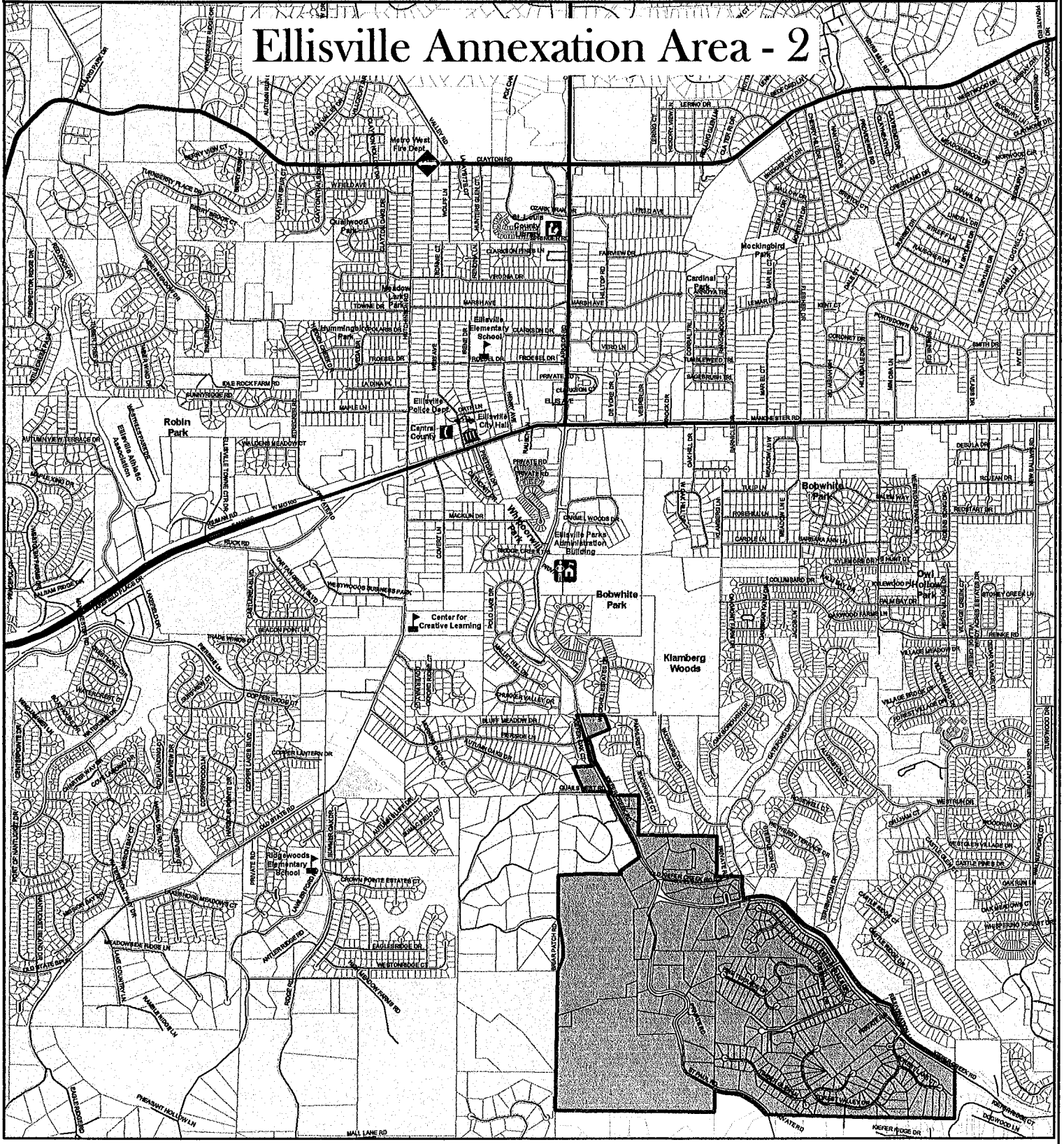


Legend

-  Area to be annexed
-  Ellisville
-  Ballwin
-  Wildwood
-  Clarkson Valley
-  Unincorporated St. Louis County

Created: June 18, 2004
City of Ellisville
P/E Department
Eric Morris

Ellisville Annexation Area - 2



Section 2- Plan of Intent

FINANCIAL

1. *In table format, project by general category the revenues and expenditures (cost of providing service) which are applicable to the area to be annexed. This projection shall be for a period of three (3) fiscal years after annexation.*

The City of Ellisville was under the impression that the State of Missouri distributed the Gasoline/Motor Vehicle and Cigarette tax revenue based on the latest Census. However, the St. Louis County Municipal League assured us yesterday that the State of Missouri does distribute the Gasoline/Motor Vehicle and Cigarette tax revenue based on the latest Census, but any annexation would immediately affect the per Capita numbers. Therefore, the tables in questions 1 & 7 would respectively change.

The original annexation proposal estimated \$0 for the Cigarette and Gasoline/Motor Vehicle Tax for the three years after annexation. By changing the per capita for the Cigarette and Gasoline/Motor Vehicle Tax revenue for the proposed annexation immediately, the total revenue for the three years after annexation would increase by \$26,660.36.

Therefore, the projected revenue and expenditures for all subdivisions and properties proposed for annexation are as follows:

| Revenues | FY 1 | FY 2 | FY 3 |
|--------------------------------|---------------------|---------------------|---------------------|
| Cigarette Tax | \$2,397.99 | \$2,397.99 | \$2,397.99 |
| Gasoline Tax | \$16,551.54 | \$16,551.54 | \$16,551.54 |
| Property Tax | \$20,701.62 | \$20,701.62 | \$20,701.62 |
| Road & Bridge Tax | \$14,491.13 | \$14,491.13 | \$14,491.13 |
| Sales Tax | \$85,618.46 | \$85,618.46 | \$85,618.46 |
| Utility Tax | \$91,852.86 | \$91,852.86 | \$91,852.86 |
| Motor Vehicle Sales Tax | \$4,639.72 | \$4,639.72 | \$4,639.72 |
| Motor Vehicle Fees | \$3,071.11 | \$3,071.11 | \$3,071.11 |
| Permits/Licenses/Misc | \$7,527.00 | \$7,528.00 | \$7,529.00 |
| Total | \$246,851.43 | \$246,852.43 | \$246,853.43 |

| Expenditures | FY 1 | FY 2 | FY 3 |
|------------------|---------------------|---------------------|---------------------|
| Administrative | \$9,285.00 | \$9,285.00 | \$9,285.00 |
| Courts | \$1,130.00 | \$1,130.00 | \$1,130.00 |
| PIE | \$46,640.00 | \$51,520.00 | \$74,200.00 |
| Police | \$2,505.00 | \$2,505.00 | \$2,505.00 |
| Public Works | \$12,808.00 | \$77,808.00 * | \$12,808.00 |
| Parks | \$2,000.00 | \$2,000.00 | \$2,000.00 |
| Trash Collection | \$35,895.96 | \$37,937.00 | \$41,731.00 |
| Total | \$110,263.96 | \$182,185.00 | \$143,659.00 |

* New public works truck in FY 2 will cost \$65,000.00.

- List, in table format, for the area to be annexed, all relevant tax rates before and after the boundary change. How will the changes in the tax structure, if any, affect the area to be annexed?

Relevant tax rates before and after the annexation are on the table below:

| Property Tax | Tax Rate Before | Tax Rate After |
|--|-----------------|----------------|
| State of Missouri | 0.030 | 0.030 |
| County General | 0.190 | 0.190 |
| County Hospital/Health | 0.165 | 0.165 |
| County Park Maintenance | 0.035 | 0.035 |
| County Bond Retirement | 0.085 | 0.085 |
| County Road & Bridges | 0.105 | 0.105 |
| St. Louis Community College | 0.231 | 0.231 |
| Special School District | 0.833 | 0.833 |
| Metropolitan Zoological Park & Museum District | 0.226 | 0.226 |
| Sheltered Workshop | 0.085 | 0.085 |
| County Library | 0.140 | 0.140 |
| Rockwood School District | 4.271 | 4.271 |
| Metro West Fire Protection District | 1.067 | 1.067 |
| Metro Sewer District-Extension | 0.019 | 0.019 |
| Meramec River Basin Sewer District | 0.070 | 0.070 |
| City of Ellisville | 0.000 | 0.150 |
| Total | \$7.552 | \$7.702 |

| Sales Tax | Tax Rate Before | Tax Rate After |
|-----------|-----------------|----------------|
| | 6.075 | 6.575 |

| Utility Tax | Tax Rate Before | Tax Rate After |
|-------------|-----------------|----------------|
| | 0.050 | 0.070 |

There will be an additional \$.15 per \$100 of assessed valuation for property tax, which equates to \$28.50 more per each home valued at \$100,000. There will be no impact on sales tax paid on retail purchases as there is no commercial retail in this area. Residents already shop in Ellisville and pay Ellisville's tax rate. Tax on the purchase of an automobile will increase their tax to Ellisville at a cost of \$100 on the purchase of a \$20,000 vehicle. There will be a very little increase in the amount of utility tax. About \$43.67 more per person per year will be added.

3. In table format for the annexing municipality's General Operating Fund, provide a three (3) year history of revenues, expenditures and fund balance. The three (3) year period is for the most recent three (3) years, including the budget year in which the proposal is submitted.

| Year | Revenue | Expenditures | GF Fund Balance | All Funds Fund Balance |
|-----------------|----------------|----------------|-----------------|------------------------|
| 2002 | \$5,528,736.00 | \$5,627,798.00 | \$1,013,790.00 | \$6,221,107.00 |
| 2003 | \$5,246,967.00 | \$5,440,529.00 | \$796,644.00 | \$9,402,318.00 |
| 2004 | \$5,387,190.00 | \$5,367,261.00 | \$894,544.00 | \$6,746,732.00 |
| 2004 YTD Actual | \$2,234,310.00 | \$1,949,154.00 | NA | NA |

4. In table format for the area subject to the proposal and the municipality, provide pro forma financial statement which projects revenues and expenditures for a three (3) year period after annexation.

For Ellisville and the proposed annexed areas, our three year projected revenue and expenditures are as follows:

| Year | Revenue | Expenditures |
|------|----------------|----------------|
| FY 1 | \$5,715,124.87 | \$5,584,870.22 |
| FY 2 | \$5,829,427.37 | \$5,768,488.78 |
| FY 3 | \$5,946,015.91 | \$5,845,332.28 |

5. Identify any existing or anticipated capital improvement projects for the area to be annexed. Identify sources of revenue to fund these improvements.

| Year | Anticipated Capital Improvement Projects | Sources of Revenue for Funding |
|------|--|--------------------------------|
| FY 1 | None | NA |
| FY 2 | None | NA |
| FY 3 | None | NA |

6. *Identify any extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.*

The City does not presume to know in any great detail the extraordinary effect this proposed annexation will have on the distribution of tax resources in St. Louis County. St. Louis County itself can best present this information. Since this annexed area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Ellisville will be fair, appropriate and completely justifiable, especially relative to the increased quality and level of services offered. We feel the City of Ellisville can provide services more cheaply and more quickly because we don't have the overhead in buildings, staff and equipment that the County does and, of course, our proximity affords us a quicker response. Therefore, any loss in revenues to St. Louis County may be more than offset by the savings in not having to provide certain services to this annexed area. Additionally, we feel that the increase in the level of service and representation will be of great benefit to the residents within the proposed annexation area.

7. *In table format, identify the sources of revenue which, if the proposed boundary change was approved, would no longer be a resource for any other taxing jurisdiction. Provide a one year projection of the value for each resource.*
- Again, the City of Ellisville was under the impression that the State of Missouri distributed the Gasoline/Motor Vehicle and Cigarette tax revenue based on the latest Census. However, the St. Louis County Municipal League assured us yesterday that the State of Missouri does distribute the Gasoline/Motor Vehicle and Cigarette tax revenue based on the latest Census, but any annexation would immediately affect the per Capita numbers. Therefore, the tables in questions 1 & 7 would respectively change.**

As previously mentioned, the original annexation proposal estimated \$0 for the Cigarette and Gasoline/Motor Vehicle Tax for the three years after annexation. By changing the per capita for the Cigarette and Gasoline/Motor Vehicle Tax revenue for the proposed annexation immediately, the total revenue for the three years after annexation would increase by \$26,660.36.

Therefore, revenue sources which would no longer be available to St. Louis County are as follows:

| | St. Louis County |
|-------------------|------------------|
| Cigarette Tax | \$2,397.99 |
| Gasoline Tax | \$24,262.37 |
| Road & Bridge Tax | \$14,491.13 |
| Sales Tax | \$85,618.46 |
| Utility Tax (5%) | \$65,609.18 |
| Total | \$192,379.14 |

8. *Does the municipality assess development impact fees as part of any new development?*
No, Ellisville does not assess development impact fees as part of any new development.

9. *Does a St. Louis County Traffic Generation assessment Trust Fund area exist in the area to be annexed? If so, does the municipality intend to require continued participation in that Fund for any new development? Does the municipality have any policies or ordinances which would prohibit participation?*
No, I don't believe this trust fund exists in this area.

10. *Are there any policies or ordinances in the municipality which would affect existing Subdivision Escrow Accounts in the area to be annexed?*
No, Ellisville does not have any policies or ordinances affecting existing subdivision escrow accounts.

11. *Discuss what impact the annexation would have on the tax base or the ability to raise revenue of:*
 - (a) *The area subject to the proposed boundary change and its residents;*
The proposed annexation would not produce an impact on the tax base or the ability to raise taxes of the area subject to the proposed boundary change or its residents. The proposed annexation area is within unincorporated St. Louis County and any increase in real estate taxes paid by the residents would be completely off-set by the provision of city-paid trash collection service.

(b) *The existing municipality proposing the boundary change and the residents thereof;*

Additionally, the proposed annexation would produce a positive impact on the tax base or the ability to raise taxes of the City of Ellisville. As the Table to question #1 indicates the City of Ellisville can expect to receive approximately \$67,000 to \$139,000 dollars in net revenue from the proposed annexation area in the first three years after annexation. We believe this is a direct result of the compactness of the proposal and immediate adjacency of the area. Since the City of Ellisville is in such close proximity to the annexation area, that we can service the area more

promptly, effectively and efficiently. Furthermore, because of the size of the City, we are able to annex this additional territory and still provide top level service with existing staff. The City of Ellisville is not stretched out to maximum capacity as it currently exists, and can accommodate for the proposed annexation area.

(c) Adjoining areas not involved in the boundary change and the residents thereof, and

The City does not presume to know in any great detail the impact this proposed annexation will have on the tax base or the ability to raise taxes of the City of Wildwood or the City of Ballwin or its residents. The Cities of Wildwood and Ballwin can best present this information. However, since the area is within unincorporated St. Louis County neither City currently collects taxes on it, and therefore our proposed annexation will not effect a loss to either community.

(d) The entire geographic area of the County and its residents.

The proposed annexation would not have an impact on the tax base or the ability to raise revenue of the entire geographic area of the County or its residents. St. Louis County currently receives all revenues associated with the Ellisville Annexation Area, and would stand to lose such revenues as a direct result of the annexation. However, we believe that the cost of providing services to the Ellisville Annexation Area residents more than off-sets any revenues collected. Therefore we believe that the impact on the tax base or the ability to raise revenue for St. Louis County would be negligible.

(1) In table format, provide:

(a) A list of services currently provided to the area to be annexed, who is responsible for providing these services and whether the service is provided by contract or in-house.

| CURRENT SERVICES - AREA TO BE ANNEXED | | |
|--|---|-----------------------------|
| Type of Major Services | Provider | Contract or In-House |
| Police | St. Louis County Police Department | In-House |
| Fire/EMS | Metro West Fire Protection District | In-House |
| Trash Collection | Multiple Providers | Contractual with resident |
| Curbside Recycling | Private Haulers | Resident Pays |
| Public Works | St. Louis County Public Works Department | In-House |
| School District | Rockwood School District | Resident Pays |
| Sewer/Wastewater | Metropolitan St. Louis Sewer District (MSD) | Resident Pays |
| Electric | AmerenUE | Resident Pays |
| Natural Gas | Laclede Gas Company | Resident Pays |
| Water | Missouri American Water Co. | Resident Pays |
| Planning | St. Louis County Planning Department | In-House |
| Permits and Inspections | St. Louis County Public Works Department | In-House |
| Parks & Recreation | St. Louis County Department of Parks & Recreation | In-House |
| Court | St. Louis County Courts | In-House |
| Street Maintenance | St. Louis County Public Works Department | In-House |
| Snow Removal | St. Louis County Public Works Department | In-House |
| Street Lighting | AmerenUE Electric Company | Home Associations Pay |
| Sidewalk Installation | St. Louis County Public Works Department | In-House |
| Cable | Charter Communications | Resident Pays |

(b) *A list of services which will be provided after annexation and who will be responsible for providing the service and whether it will be provided by contract or in-house.*

| EXPECTED SERVICES - AREA TO BE ANNEXED | | |
|---|--|--|
| Type of Major Services | Provider | Contract or In-House |
| Police | City of Ellisville Police Department | In-House |
| Fire/EMS | Metro West Fire Protection District | In-House; No change in service responsibility. |
| Trash Collection | City of Ellisville | City Pays (Contracted Hauler) |
| Curbside Recycling | City of Ellisville | City Pays (Contracted Hauler) |
| Public Works | City of Ellisville Public Works Department | In-House |
| School District | Rockwood School District | Resident Pays; No change in service responsibility. |
| Sewer/Wastewater | Metropolitan St. Louis School District (MSD) | Resident Pays |
| Electric | AmerenUE | Resident Pays |
| Natural Gas | Laclede Gas Company | Resident Pays |
| Water | Missouri American Water Co. | Resident Pays |
| Planning | City of Ellisville Planning Department | In House |
| Permits and Inspections | City of Ellisville/St. Louis County Department of Public Works | Both; City of Ellisville has a contract with St. Louis County to handle electrical & mechanical inspections. |
| Parks & Recreation | City of Ellisville Parks & Recreation Department | In-House |
| Court | City of Ellisville Courts | In-House |
| Street Maintenance | City of Ellisville Public Works Department | In-House |
| Snow Removal | City of Ellisville Public Works Department | In-House |
| Street Lighting | AmerenUE Electric Company | Contract (City pays energy and maintenance charges to AmerenUE.) |
| Sidewalk Installation | City of Ellisville | Contract |
| Cable | Charter Communications | Resident Pays |

(c) *A list identifying any change in the fee for service which will apply to all residents and/or businesses in the area to be annexed.*

| CURRENT SERVICES - AREA TO BE ANNEXED | |
|--|--|
| Type of Major Services | Cost Difference or Change |
| Police | No change anticipated |
| Fire/EMS | No change anticipated |
| Trash Collection | Each residence will realize a saving equivalent to their current cost for trash collection. City of Ellisville pays for all curbside trash and recycling, which amounts to approximately \$150 a year. |
| Curbside Recycling | Referenced above. |
| Public Works | No change anticipated |
| School District | No change anticipated |
| Sewer/Wastewater | No change anticipated |
| Electric | No change anticipated |
| Natural Gas | No change anticipated |
| Water | No change anticipated |
| Planning | No change anticipated |
| Permits and Inspections | No change anticipated |
| Parks & Recreation | Almost all events are free. Those programs with fees generally have a reduced resident rate. The savings realized will be based on the number of programs one participates in. |
| Court | No change anticipated |
| Street Maintenance | No change anticipated |
| Snow Removal | No change anticipated |
| Street Lighting | Home Association would no longer be charged this cost. |
| Sidewalk Installation | No change anticipated |
| Cable | No change anticipated |

In addition to major services to the proposed annexation area, residents are able to take advantage of many more services/amenities that heighten the quality of life and promote a sense of community. The following is a list of the many services/amenities currently available to the City residents and will be extended to the annexed area:

| Department | Type of Additional Service/Amenity | Contract or In-House |
|-------------------------------|--|--|
| Police | | |
| | 40 Hour Per Week of Dedicated Residential Patrol Program | In-House |
| | Vacation Checks | In-House |
| | D.A.R.E. | In-House |
| | Crime Prevention Programs. | In-House |
| | Educational Materials | In-House |
| | Community Relations Focused on Children | In-House |
| Parks & Recreation | | |
| | Early Registration for Activities, Camps, and Shelter and Ball Field Reservations | In-House |
| | Recreational Programs | In-House |
| | Extensive Youth Programs | In-House |
| | Senior Adults Programs | In-House |
| | Community Events such as Concerts In The Park and the Independence Day Celebration | In-House |
| | Recreational Facilities – Parks Trails | In-House |
| | Tree City USA Designation | In-House |
| Public Works | | |
| | Deicing | In-House |
| | Leaf Pickup Twice Each Fall | In-House |
| | One Fall Brush Pickup – One Spring Brush Pickup | In-House |
| | Christmas Tree Recycling | In-House |
| | Free Leaf and Brush Drop Off Year Round | In-House |
| | Free Mulch for Residents Year Round | In-House |
| | Sidewalk Maintenance | In-House |
| | Stormwater Improvement Program | In-House |
| | Sewer Lateral Repair Program | In-House |
| | Emphasis on Maintaining and Improving Public Infrastructure | In-House |
| | Sign Maintenance | In-House |
| Other Services | | |
| | Free Bulk Item Pickup | Contract - No direct cost to resident. |
| | Resident Newsletter – Three Times Annually | In-House |
| | City Calendar | In-House |
| | Excellent Local Government Representation | In-House |
| | Mosquito Control | Contract with St. Louis County - No cost to residents. |

The City of Ellisville is continually looking for ways to improve the efficiency and effectiveness of existing services provided to the residents while investigating opportunities to implement new services for the benefit of the community.

- (3) *Identify any natural or man-made barriers that may impede the efficient delivery of service to the area to be annexed.*

This City of Ellisville has carefully evaluated this matter and has concluded that there are no natural or man-made barriers that would impede the efficient delivery of services to the area to be annexed.

- (4) *Describe the municipality's policy in the area to be annexed regarding acceptance of the following for maintenance and/or new construction/installation:*

- (a) *Private roads*

Any private roads are the responsibility of the residents unless a maintenance agreement for services is entered into with the City of Ellisville.

- (b) *Sidewalks*

Sidewalks are generally accepted in the right-of-ways. The City of Ellisville will accept the responsibility for the maintenance of existing sidewalks in the area to be annexed, and will completely pay for installation of new sidewalks if enough of the residents request them.

- (c) *Driveway approaches*

The City of Ellisville considers driveway approaches the individual resident's responsibility.

- (d) *Street lights*

The City of Ellisville accepts the responsibility for any street lights.

- (e) *Subdivision common ground*

This remains common ground if annexed by the City of Ellisville.

- (f) *Park land*

All park land is accepted by the City of Ellisville, and will be maintained by the Public Works Department of the city.

Does this policy differ from policies currently affecting the annexing municipality?

No, the information provided above is the current policy for the City of Ellisville.

- (5) *What is the proposed effective date for delivery of services? Will all services be provided upon that date? If not, which one(s) will not be provided? Explain.*

The City of Ellisville will provide all services associated with this Annexation Plan of Intent within six (6) months following the date of the election.

Section 2- Plan of Intent

ZONING & LAND USE

1. *In table format, identify in the area to be annexed the percentage of the use of land by the following categories:*
 - (a) *Commercial*
 - (b) *Industrial*
 - (c) *Institutional/Governmental*
 - (d) *Single-family residential*
 - (e) *Multi-family residential*
 - (f) *Vacant*

| Use | Land Area | Percentage |
|----------------------------|-----------|------------|
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Institutional/Governmental | 0 | 0 |
| Single-Family Residential | 490.35 | 93% |
| Multi-Family Residential | 0 | 0 |
| Vacant | 39.65 | 7% |
| TOTAL | 530 | 100% |

The information in the table was tabulated using St. Louis County Land Use Codes to identify vacant properties.

2. *Provide two (2) maps of the area identifying the zoning of the area to be annexed.*
 - (a) *As the zoning currently exists.*

See attached St. Louis County Zoning Map

- (b) *How the municipality proposed to zone the area after annexation.*

See attached Ellisville Annexation Zoning Map.

3. *Include a description of the relevant zoning and land use changes after annexation. Describe the impact the proposed boundary change would have on zoning and land use changes.*

The City of Ellisville has had the opportunity to annex unincorporated areas in the past and has therefore adopted the County's NU-Non-Urban and R2-Residential District, in association with these previous annexations. The City proposes to maintain the currently zoned NU and R2 zoning designations. Therefore, on those properties where the zoning will not change, development and land use patterns will remain identical.

For the properties located within the Ellisville Annexation Area that are zoned R1, the City of Ellisville will adopt the County's zoning regulations. For those properties located within the Ellisville Annexation Area which are

zoned R1A, the City of Ellisville proposes to use the City's R-1 Single Family Residential Zoning District. The County's R1A and the City's R-1 zoning regulations are similar in regards to uses and minimum lot sizes. Therefore, the County's R1A zoning designation would have to be rezoned to Ellisville zoning designation R-1 Single Family Residential.

The County has identified a thin strip of land located at the westmost boundary of the Ellisville Annexation Area which it has identified as a Flood Plain. The area is also identified within the Flood Insurance Rate Map as being within the Flood Zone AE. The City of Ellisville has adopted regulations to address development within such areas. The Floodway and Floodway Fringe District regulations are in compliance with the State of Missouri Legislature Section 89.020 R.S.Mo et seq. Therefore, the properties zoned FP may have to be rezoned to lose the FP zoning designation, but will remain designated as properties located within a floodway via the City's existing regulations.

4. *Would the changes in zoning create any non-conformities in the area to be annexed? If yes, how will the municipality handle these non-conformities?*

Again, the City of Ellisville will maintain the same zoning for all those properties zoned NU and R2, and will adopt the County's R1 zoning designation and regulations. For those properties currently zoned R1A, the City of Ellisville has identified the existing R-1 Zoning designation as the most appropriate, resulting in no non-conformities. By extending the City's R-1 zoning designation and regulations to those properties currently zoned R1A, the City will be extending our land use and development philosophies into the Ellisville Annexation Area. In preparing this document, we have discovered that there is a true connection and commonality between the Ellisville Annexation Area and the City of Ellisville, further promoting the fact that the proposed annexation area and the City are a perfect fit.

5. *Identify any regulations, such as subdivision, flood plain management, historic preservation district, neighborhood improvement districts or other regulations that would affect the area to be annexed?*

Any future uses (after annexation) will need to conform to City Ordinances and regulations, but all existing uses will be deemed legal non-conforming/grand-fathered in. Again, those properties located with the floodway will have to comply with the City's the Floodway and Floodway Fringe District regulations, which are similar to regulations adopted by the County under the FP zoning classification for this same area.

6. *Would prospective development be affected directly or indirectly by the proposed boundary change?*

Prospective development would use Ellisville's adopted codes instead of St. Louis County's. However, we believe that because of the similarity in the proposed zoning designations and careful consideration given prior to

assigning a zoning designation, no prospective development will be affected directly or indirectly. Again the only developments under current review by St. Louis County, are the two previously discussed subdivisions (64 acre and 89 acre), and we foresee no impact.

7. *How does the municipality plan to address code compliance with on-going development projects in the area to be annexed?*

The City of Ellisville has a full-time Code Enforcement Officer that makes periodic inspections of all commercial and residential properties. The City also requires an occupancy inspection prior to occupancy of any commercial or residential building upon change of ownership/tenant.

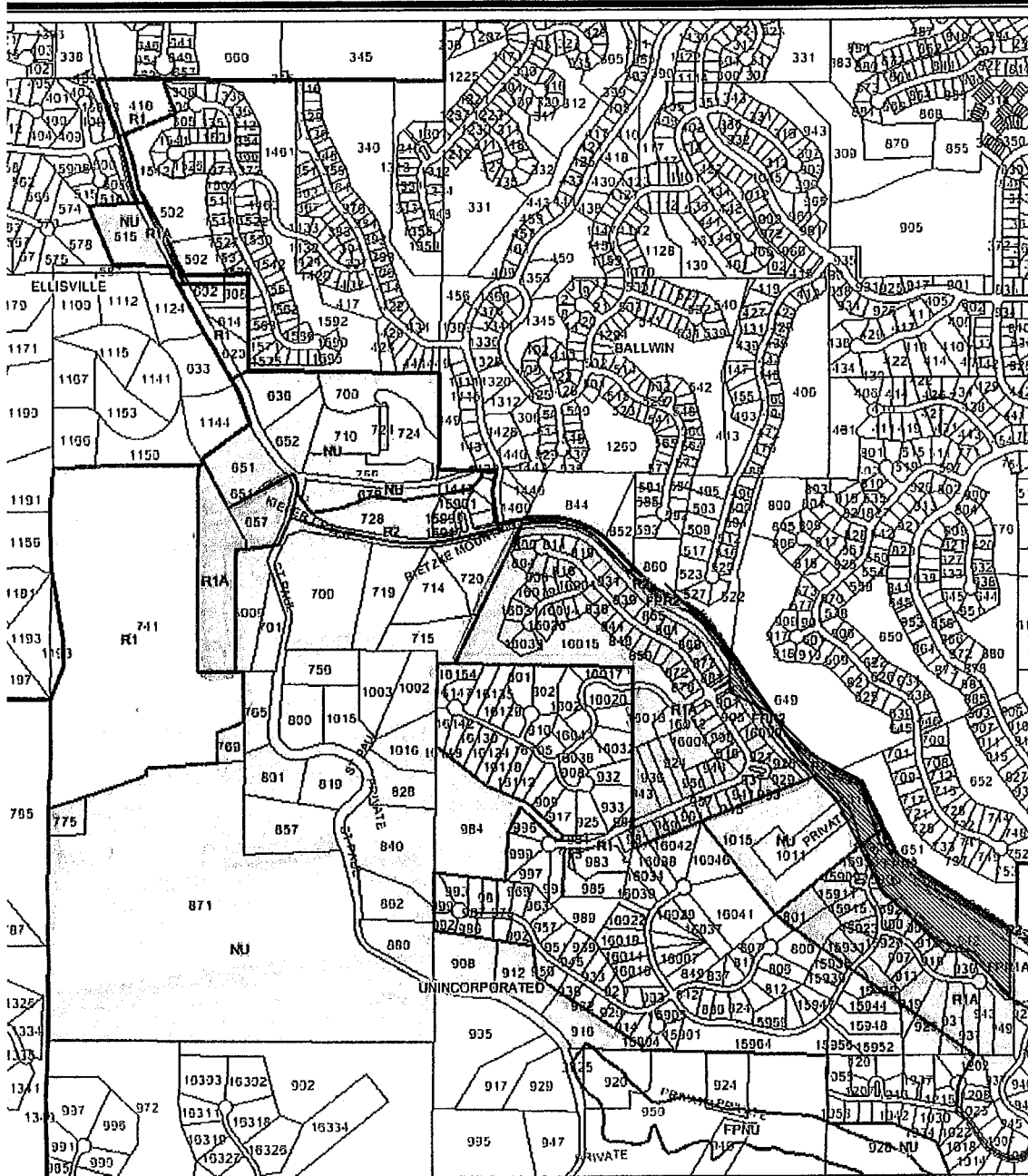
Additionally, we believe that we can accommodate and complete all anticipated development within the Ellisville Annexation Area. In 2003 alone, the City processed over 240 building permits, with at least 95 of those building permits being for new residential homes.

8. *What is the likelihood of any significant future growth or development in the area to be annexed within the first three (3) years after annexation?*






The Ellisville Annexation Area does have an immediate potential for two new large residential subdivisions. We believe one land parcel (64 acres in size) has already been subdivided by St. Louis County to accommodate 64 lots. We believe a second land parcel, measuring approximately 89 acres, has also submitted to St. Louis County for approval of a new subdivision featuring 89 lots.

Additionally, there are other smaller land parcels which may become developed in the future.

St. Louis County Zoning Map- Current for the Ellisville Annexation Area

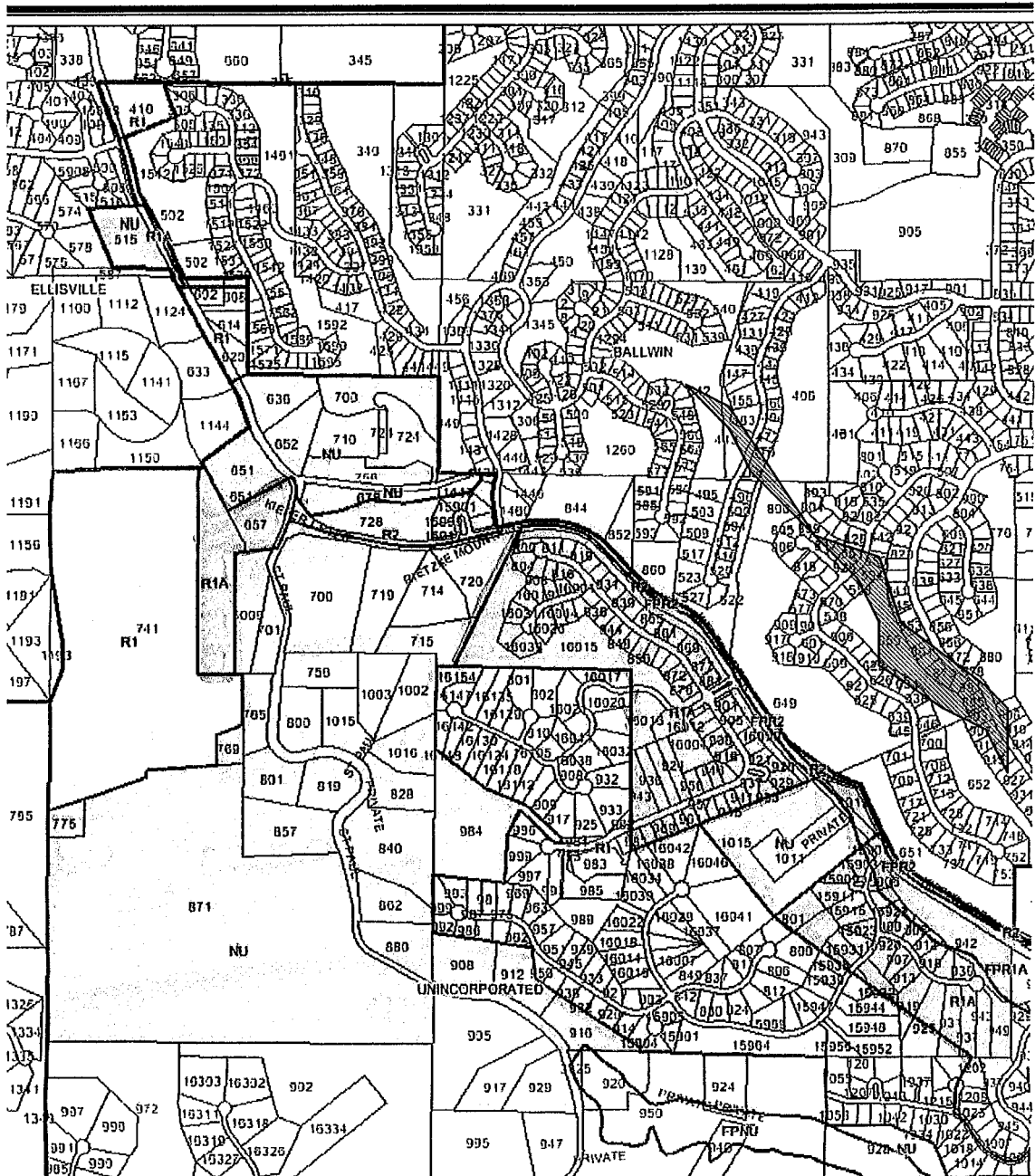


DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations.





- | | |
|---|--|
|  R1- Residence District |  FP- Flood Plain District |
|  R1A- Residence District |  NU- Non-Urban District |
|  R2- Residence District | |

Ellisville Annexation Area

Zoning Map- Proposed



DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representations.

- | | | | |
|---|--------------------------------|---|--|
|  | CNU- County Non-Urban District |  | CR1- County Residential District |
|  | CR2- County Residence District |  | R-1 Single Family Residential District |

Section 2- Plan of Intent

SUMMARY

Provide a summary as to why the proposal is in the best interest of:

1. *The affected municipality.*

As stated earlier, annexation of the Ellisville Annexation Area is in the City's best interest for the following reasons and goals:

- **Elimination of existing "unincorporated pockets."**
- **Realign City limits to logical and natural borders and boundaries.**
- **Provide for steady and consistent growth.**
- **Secure the potential for future growth consistent with the City's Map Plan and the City's Comprehensive Plan.**
- **The need to ensure quality of life through proper community planning and zoning.**
- **The need to prevent adverse land development and improper land usage along adjacent commercial and residential areas.**
- **The need to allow the County businesses and County residents the opportunity to receive City of Ellisville services and the use of City facilities.**
- **The need to welcome businesses and residents into the City who share common goals and interests, who are also in search of a higher quality of life.**
- **The need to offer a more convenient, more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life. Additionally, the City of Ellisville will benefit from the proposed annexation through increased net revenues, while still providing top level services to the proposed annexation area. The City can easily provide services to the residents within the Ellisville Annexation Area without adding any new personnel.**

2. *The areas of the County next to such proposed boundary.*

The proposal is in the best interest of areas of the County next to such proposed boundary change. With the annexation of the proposed area by the City of Ellisville, properties remaining in unincorporated St. Louis County will have the benefit of abutting land which is developed with appropriate land uses and developments that promote Ellisville's high quality of life. Additionally, properties remaining in unincorporated St. Louis County will have the option to become a part of the City of Ellisville through a future annexation process, if they so desire. On the other hand, if the proposed annexation is not granted, it is very possible that these remaining unincorporated areas of the County will not have the option of becoming a part of our community.

3. *The unincorporated areas affected by the proposal.*

We believe the proposal is in the best interest of St. Louis County because the loss of tax revenues for the County will be minimal. As you may recall, St. Louis County is a pool participant and sales tax distribution is based on population. However, the Ellisville Annexation Area is mostly rural with several vacant properties, and represents a minimal percentage of the County's overall population, with only 601 residents, according to the 2000 U.S. Census. Furthermore, we believe that the cost to provide services to more rural areas with small populations, like the Ellisville Annexation Area, represents a break-even or even a net loss for the County, especially as more and more of this area becomes annexed.

By allowing the City of Ellisville to annex the subject area, and assume the cost of providing services to the area, St. Louis County will be better able to serve the remaining unincorporated population.

Section 3- Certifications

CERTIFICATIONS

The following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, it shall so state in writing.

- i. Certification declaring that the area covered by the proposal includes unincorporated area which is less than fifty percent (50%) of the combined land subject to the proposal.*
- ii. Certification declaring that no platted subdivision(s) is (are) being split by the boundary change.*
- iii. Certification declaring that at the time of submittal part of the Ellisville Annexation Area overlaps with a proposal from the City of Wildwood and a proposal from the City of Ballwin. A map of the overlap is attached as part of the Certification.*
- iv. Certification that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Ellisville.*
- v. Certification declaring that one (1) copy of the municipality's most recently adopted budget and audit report have been provided to the office of the Boundary Commission, along with twenty-one (21) copies of this proposal.*
- vi. Certification declaring that the proposing agent will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc. Additionally, certification that the City of Ellisville has paid the Application Fee and will pay any expenses incurred by the Commission in excess of such Application Fee.*
- vii. Certification declaring that identical copies of the proposal have been either delivered or mailed to:*
 - (1) The St. Louis County Clerk;*
 - (2) The clerk of the City of Wildwood of St. Louis County with boundaries contiguous to the area covered by the proposal.*
 - (3) The clerk of the City of Ballwin of St. Louis County with boundaries contiguous to the area covered by the proposal*
- viii. Certification declaring that the proposed boundary change:*
 - (1) Contains no more than sixty percent (60%) of the area subject to previous boundary change which was disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change.*
 - (2) Does not contain any unincorporated area which is currently in an established unincorporated area.*



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the Ellisville Annexation Area (530 acres) is less than fifty percent (50%) of the combined land (3,167 acres) subject to this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that there are no plotted subdivisions being split as part of this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

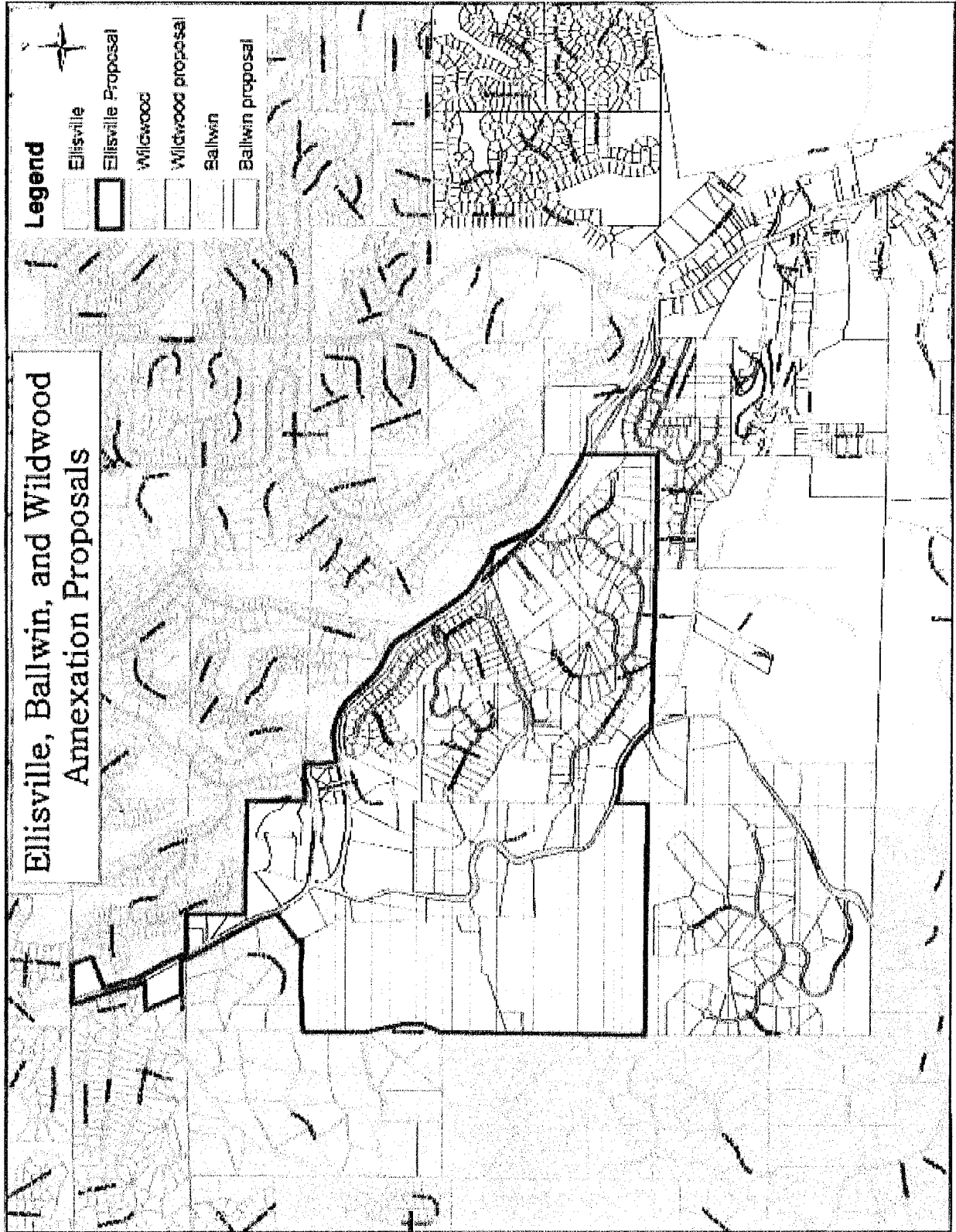
In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that at the time of official submittal parts of the area covered by the proposal overlap with other proposals submitted by the City of Wildwood and the City of Ballwin to the Commission. The areas involved are separately described and identified on a map on the next page.

Sincerely,

A handwritten signature in cursive script that reads "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development

Overlap Map



Contact Person: Charlotte Brown
Phone: 636 207-2548
Capacity: Auditorium 400

iii. *A copy of a legal opinion to the proposing agent(s) stating that all statutory requirements, which are applicable to the proposing agent(s), have been satisfied. See attached.*

iv. *Written statement from the proposing agent that:*

(1) *It does not seek any change in fire protection and emergency medical services, or*

(2) *If a change in service is planned, the proposing agent shall include a certified copy of an ordinance or binding resolution of the fire protections district(s) approving the proposal for fire protection and emergency medical services by the proposing agent.*

See attached Statement.

v. *A draft of the proposed language, provided as to form by the Commission, for a public notice hearing which shall include:*

(1) *The identity of the proposing agent(s);*

(2) *A clear, concise description of the proposed boundary change, which may include but not necessarily be confined to a legal description;*

(3) *The proposal's official submittal date;*

(4) *"Blanks" for the date, time and location of the hearing identifying it as a function of the Boundary Commission, St. Louis County, Missouri*

See attached Notice.

vi. *A metes and bounds legal description of the area covered by the proposal. The Boundary Commission, at its discretion, may required the proposing agent to verify the legal description by a registered surveyor. See attached Metes and Bounds Legal Description.*

vii. *A statement identifying a proposed effective date for the proposed boundary change.*

See attached Statement.

**SPONSORED BY COUNCIL MEMBER PAVLACK BILL NO. 2823
INTRODUCED BY COUNCIL MEMBER PAVLACK ORDINANCE NO. 2646**

**AN ORDINANCE ADOPTING AN ANNEXATION PROPOSAL FOR
SUBMISSION TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION;
AUTHORIZING PAYMENT OF CERTAIN FEES RELATED THERETO;
AUTHORIZING THE FILING OF SAID PROPOSAL; ADOPTING A PLAN OF
INTENT WITH RESPECT TO SUCH ANNEXATION; AUTHORIZING AN
ELECTION WITH RESPECT TO SUCH ANNEXATION; AND PROVIDING
FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF
ELLISVILLE, MISSOURI, BY EMBRACING AND INCLUDING
UNINCORPORATED REAL PROPERTY LOCATED IN ST. LOUIS COUNTY
MISSOURI.**

WHEREAS, the Council of the City of Ellisville has considered the question of annexing a certain unincorporated area adjacent to the City and identified herein as the Ellisville Annexation Area; and

WHEREAS, to proceed with annexation the City must file its Plan of Intent and accompanying annexation materials with the St. Louis County Boundary Commission by July 1, 2004 or otherwise forfeit the immediate opportunity; and

WHEREAS, the Council has determined that the proposed annexation (i) is necessary for the proper development and land use of the City, (ii) would serve the public peace, health, safety and welfare of the City, its residents and the residents of the unincorporated area, (iii) is in the best interests of the City, its residents and the residents of the unincorporated area, and (iv) in light of the aforementioned deadline, is necessary for the immediate protection and advancement of the best interests of the City, its residents and the residents of the unincorporated area;

WHEREAS, the annexation hereinafter described is authorized by the Charter of the City of Ellisville and the laws of the State of Missouri and satisfies all criteria established by state law and by the Boundary Commission of St. Louis County;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1.

The annexation to the City of Ellisville of that unincorporated territory lying adjacent to the City and more fully described in Exhibit A and referred to as the Ellisville Annexation Area is hereby authorized and approved, subject to the review and approval process provided by law. The City Council also hereby finds and declares that the unincorporated territory described in Exhibit A has a length of common boundary between the City and proposed annex territory of at least fifteen percent of the length of the perimeter of the territory proposed for annexation. The City Council further finds and

declares that such annexation is reasonable and necessary to the proper development of the City of Ellisville.

Section 2.

The Plan of Intent with respect to such annexation, attached hereto as Exhibit B and incorporated herein by this reference, is hereby adopted and approved.

Section 3.

The City Council hereby adopts and approves this annexation proposal to accomplish the annexation described herein consistent with its Plan of Intent. The City Manager is hereby authorized and directed to submit this annexation proposal, together with all necessary and appropriate reports, studies, projections, and supporting documents pertaining thereto, to the Boundary Commission of St. Louis County and to take all other reasonable and necessary steps required by law, rule or regulation to accomplish such annexation. The City Manager is also authorized and directed to pay any required filing fees or additional related expenses that may be necessary to accomplish such annexation.

Section 4.

If an election to approve the annexation described herein is required by law or by the Boundary Commission of St. Louis County, such election is hereby authorized on behalf of the City of Ellisville.

Section 5.

If the annexation described herein is approved as required by law, the city limits of the City of Ellisville, Missouri, shall be extended to embrace and include the annexation area described in Exhibit A, effective upon the date fixed by law for such matters.

Section 6.

The City Manager, City Clerk, and other officers, agents and employees of the City of Ellisville are hereby authorized and directed to take any and all other reasonable and/or necessary steps to effectuate the annexation described herein and to carry out the intent of this Ordinance, and to execute on behalf of the City of Ellisville such documents as may be necessary or prudent to accomplish the annexation described herein.

Section 7.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

This Bill No. 2823 having been read in its entirety and voted upon two times was finally passed and approved this 29th day June of 2004.

First Reading votes:

DATE: 6/29/04

Second Reading votes:

DATE: 6/29/04

AYE NAY ABSTAIN

| | |
|----------|---|
| KNAPP | X |
| PIRRELLO | X |
| LACAILLE | X |
| COOK | |
| BUENTE | X |
| PAVLACK | X |
| KHOURY | X |

AYE NAY ABSTAIN

| | |
|---|-------|
| X | _____ |
| X | _____ |
| X | _____ |
| | _____ |
| X | _____ |
| X | _____ |
| X | _____ |

ATTEST:

Catherine M. Demeter
CITY CLERK

CITY OF ELLISVILLE

My L. Cherry
MAYOR

**Metes and Bounds Legal Description
Overlap with the City of Ballwin**

A tract of land being part of Section 9, part of the Southwest and Southeast quarters of Section 10, part of the Northwest and Northeast quarters of Section 15, and part of the Northeast quarter of Section 16, Township 44 North, Range 4 East, St. Louis County, Missouri, more particularly described as follows:

Beginning at a point of intersection of the north right-of-way line of Kiefer Creek Road (60 feet wide) and the western right-of-way line of Richland Meadows Drive (50 feet wide); thence southeastwardly and eastwardly along the right handed arc of said right-of-way line to a point of intersection with the southwest corner of Castle Pines Subdivision Plat 14 as set out and described in Plat Book 337, Page 34 in the office of the St. Louis County Recorder of Deeds; thence continuing along said right-of-way line and the southwestern line of said subdivision to a point of intersection with the southwestern corner of Castle Pines Subdivision Plat 13 as set out and described in Plat Book 337, Page 33 in said Recorder of Deeds; thence southeastwardly along the southwestern line of said subdivision to a point of intersection with the southeastern corner of Castle Pines Subdivision Plat 12 as set out and described in Plat Book 337, Page 76-77 in said Recorder of Deeds; thence southeastwardly along the southwestern line of said subdivision to a point of intersection with the westernmost corner of The Estates at Castle Pines subdivision as set out and described in Plat Book 346, Pages 20-22 of said Recorder of Deeds; thence southeastwardly along the south line of said subdivision to a point, said point being the southernmost corner of said subdivision; thence southerly crossing the right-of-way of Kiefer Creek Road and along the westerly line of "Kiefer Trails Plat One," as recorded in Plat Book 347, Page 178-181 of the St. Louis County, Missouri Records, and being the north and south centerline of the southwest quarter of Section 10, a distance of 882.59 feet, more or less, to a point.

Thence westerly, along the westerly line of said, "Kiefer Trails Plat One," and the line dividing Section 10 and 15, a distance of 589.53 feet, more or less, to the northeast corner of "Kiefer Trails Plat Two," as recorded in Plat Book 347, Pages 615-616 of the St. Louis County, Missouri Records;

Thence westerly, along the northerly line of said subdivision to a point, said point being the northwestern corner of said subdivision and the southeastern corner of Forest Ridge Trails subdivision Plat 2 as set out and described in Plat Book 317, Page 64-65 of said Recorder of Deeds; thence along the southern line of said subdivision to a point, said point being the southeastern corner of Forest Ridge Trails subdivision Plat 3 as set out and described in Plat Book 318, Pages 30-31 of said Recorder of Deeds; thence along the southern and southwestern line of said subdivision to a point, said point being the southernmost corner of Forest Ridge Trails subdivision Plat 4 as set out and described in Plat Book 321, Pages 90-91 of said Recorder of Deeds; thence along the southern line of said subdivision to a point, said point being the intersection of the southwestern corner of said subdivision and the North-South centerline of Section 9; thence northwardly along

North-South centerline to a point, said point being the northwestern corner of Pine Ridge Trails subdivision Plat 1 as set out and described in Plat Book 335, Pages 99-101 of said Recorder of Deeds; thence along the northern line of said subdivision to a point, said point being the westernmost corner of The Pines at Kiefer Creek subdivision Plat 1 as set out and described in Plat Book 328, Pages 99-101 of said Recorder of Deeds; thence northeastwardly along the western line of said subdivision to a point of intersection with the south right-of-way line of Kiefer Creek Road (50 feet wide); thence westwardly along the south right-of-way line of Kiefer Creek Road to a point of intersection with the southern prolongation of the western right-of-way line of said Richland Meadows drive (50 feet wide); thence northwardly along said prolongation to the point of beginning.

**Metes and Bounds Legal Description
Overlap with the City of Wildwood**

An area of properties being parts of Section 9 and 16, Township 44 North, Range 4 East, St. Louis County, Missouri and as more specifically detailed in the following description:

Beginning at a point on the south side of Kiefer Creek Road, a public right-of-way of an irregular width, thence along a curve formed by this right of way area a distance of 162.37 feet to a point on same; Thence southwesterly along a line 494.52 feet to a point; thence northwesterly along a line 361.58 feet to a point at a lot within the Kiefer Creek Meadows Subdivision; Thence westerly along the southerly line of said lot within the Kiefer Creek Meadows Subdivision and the Ellisville Corporate line, a distance of 3,540 feet, more or less;

Thence south along a line a distance of 830.08 feet; thence continuing in a southerly direction along a curve with a distance of 315.23 feet, 305.82 feet and 219.80 feet; Thence returning to this southerly line to a point, said point being the northwest corner of The Lakes of Sheffield Forest Plat One, as recorded in plat book 346, pages 287-288 of the St. Louis County, Missouri records.

Thence easterly to a point, said point being the northeast corner of The Lakes of Sheffield Forest Plat One, as recorded in plat book 346, pages 287-288 of the St. Louis County, Missouri records; Thence along a line in a northerly direction a distance of 2,671.58 feet, more or less; Thence westerly along a line a distance of 1,060.34 feet to the eastern edge of right-of-way of St. Paul Road; Thence along this eastern edge of right-of-way of St. Paul Road a total distance of 1,249.37 feet to the point of beginning.

Overlap with the City of Wildwood and the City of Ballwin

| Supplemental Information | | |
|---|------------------------------|-----------------------------|
| | Overlap with Wildwood | Overlap with Ballwin |
| Total Acreage -Based on GIS data using the "Area" field in the "Parcels" attribute table, therefore ROW is not considered. | 210.9 acres | 193.9 acres |
| Population - Based on the number of households per the 2000 U.S. Census multiplied by the St. Louis County Population Rate of 2.47 | 52 population | 497 population |
| Number of Residences -Based on information provided by the City of Wildwood and Ballwin, then subtracting the area not included in the overlap | 21 residences | 201 residences |

| Overlap with Ballwin | | | |
|--|-------------------|-------------------|-------------------|
| Revenue/Expenditures of Annexed Area for a Three Year | | | |
| Period after Annexation | | | |
| Revenue | FY 1 | FY 2 | FY 3 |
| Cigarette Tax | \$1,980.92 | \$1,980.92 | \$1,980.92 |
| Gasoline Tax | \$13,672.78 | \$13,672.78 | \$13,672.78 |
| Property Tax | \$17,614.68 | \$17,614.68 | \$17,614.68 |
| Road & Bridge Tax | \$12,330.28 | \$12,330.28 | \$12,330.28 |
| Sales Tax | \$70,727.12 | \$70,727.12 | \$70,727.12 |
| Utility Tax | \$75,877.18 | \$75,877.18 | \$75,877.18 |
| Motor Vehicle Sales Tax | \$3,832.75 | \$3,832.75 | \$3,832.75 |
| Motor Vehicle Fees | \$2,536.96 | \$2,536.96 | \$2,536.96 |
| Permits/Licenses/Misc | <u>\$6,217.85</u> | <u>\$6,217.85</u> | <u>\$6,217.85</u> |
| Total | \$204,790.52 | \$204,790.52 | \$204,790.52 |

| <u>Expenditures</u> | <u>FY 1</u> | <u>FY 2</u> | <u>FY 3</u> |
|----------------------------|--------------------|--------------------|--------------------|
| Administrative | \$7,670.09 | \$7,670.09 | \$7,670.09 |
| Courts | \$933.46 | \$933.46 | \$933.46 |
| PIE | \$38,528.05 | \$42,559.29 | \$61,294.63 |
| Police | \$2,069.31 | \$2,069.31 | \$2,069.31 |
| Public Works | \$10,580.35 | \$64,275.10 | \$10,580.35 |
| Parks | \$1,652.15 | \$1,652.15 | \$1,652.15 |
| Trash Collection | \$29,652.72 | \$31,338.87 | \$34,472.76 |
| Total | \$91,086.14 | \$150,498.28 | \$118,672.75 |

Overlap with Ballwin- Proforma Financial Statements for a Three Year Period after Annexation

For Ellisville and the proposed annexed areas, our three year projected revenue and expenditures are as follows:

| <u>Year</u> | <u>Revenue</u> | <u>Expenditures</u> |
|--------------------|-----------------------|----------------------------|
| FY 1 | \$5,699,724.32 | \$5,565,692.36 |
| FY 2 | \$5,813,718.80 | \$5,736,418.34 |
| FY 3 | \$5,929,993.18 | \$5,819,321.18 |

Overlap with Ballwin-Lost Revenue to County

Revenue sources which would no longer be available to St. Louis County are as follows:

| | <u>St. Louis County</u> |
|-------------------|--------------------------------|
| Cigarette Tax | \$2,397.99 |
| Gasoline Tax | \$24,262.37 |
| Road & Bridge Tax | \$12,330.28 |
| Sales Tax | \$70,727.12 |
| Utility Tax (5%) | \$54,197.99 |
| Total | \$163,915.74 |

| <u>Overlap with Wildwood</u> | | | |
|---|--------------------|--------------------|--------------------|
| <u>Revenue/Expenditures of Annexed Area for a Three Year</u> | | | |
| <u>Period after Annexation</u> | | | |
| Revenue | FY 1 | FY 2 | FY 3 |
| Cigarette Tax | \$209.48 | \$209.48 | \$209.48 |
| Gasoline Tax | \$1,445.85 | \$1,445.85 | \$1,445.85 |
| Property Tax | \$1,390.34 | \$1,390.34 | \$1,390.34 |
| Road & Bridge Tax | \$973.23 | \$973.23 | \$973.23 |
| Sales Tax | \$7,479.15 | \$7,479.15 | \$7,479.15 |
| Utility Tax | \$8,023.75 | \$8,023.75 | \$8,023.75 |
| Motor Vehicle Sales Tax | \$405.30 | \$405.30 | \$405.30 |
| Motor Vehicle Fees | \$268.28 | \$268.28 | \$268.28 |
| Permits/Licenses/Misc | \$657.52 | \$657.52 | \$657.52 |
| Total | \$20,852.89 | \$20,852.89 | \$20,852.89 |

| Expenditures | FY 1 | FY 2 | FY 3 |
|---------------------|-------------------|--------------------|--------------------|
| Administrative | \$811.09 | \$811.09 | \$811.09 |
| Courts | \$98.71 | \$98.71 | \$98.71 |
| PIE | \$4,074.21 | \$4,500.50 | \$6,481.70 |
| Police | \$218.82 | \$218.82 | \$218.82 |
| Public Works | \$1,118.84 | \$6,796.87 | \$1,118.84 |
| Parks | \$174.71 | \$174.71 | \$174.71 |
| Trash Collection | \$3,135.67 | \$3,313.98 | \$3,645.38 |
| Total | \$9,632.05 | \$15,914.68 | \$12,549.24 |

Overlap with Wildwood- Proforma Financial Statements for a Three Year Period after Annexation

For Ellisville and the proposed annexed areas, our three year projected revenue and expenditures are as follows:

| Year | Revenue | Expenditures |
|-------------|----------------|---------------------|
| FY 1 | \$5,515,786.69 | \$5,484,238.27 |
| FY 2 | \$5,626,102.43 | \$5,600,205.66 |
| FY 3 | \$5,738,624.47 | \$5,708,844.34 |

Overlap with Wildwood- Lost Revenue to County

Revenue sources which would no longer be available to St. Louis County are as follows:

| | <u>St. Louis County</u> |
|-------------------|--------------------------------|
| Cigarette Tax | \$2,397.99 |
| Gasoline Tax | \$24,262.37 |
| Road & Bridge Tax | \$973.23 |
| Sales Tax | \$7,479.15 |
| Utility Tax (5%) | \$5,731.25 |
| Total | \$40,844.00 |

| Percentage of Use of Land | | |
|----------------------------------|------------------------------|-----------------------------|
| | Overlap with Wildwood | Overlap with Ballwin |
| Commercial | 0% | 0% |
| Industrial | 0% | 0% |
| Institutional/Governmental | 0% | 0% |
| Single Family Residential | 95.95% (202.35 acres) | 79.73% (154.6 acres) |
| Multi-Family Residential | 0% | 0% |
| Vacant/Common Ground | 4.05% (8.55 acres) | 20.27% (39.3 acres) |



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the Ellisville Annexation Area is at least fifteen percent (15%) contiguous to the City of Ellisville. The entire Ellisville Annexation Area has a perimeter of 28, 221 lineal feet, with 7,071 lineal feet being directly contiguous with the existing City of Ellisville corporate boundary, for a total of approximately 25 % contiguousness.

Sincerely,

A handwritten signature in cursive script that reads "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that one (1) copy of the City of Ellisville's most recently adopted budget and audit report have been provided to the office of the Boundary Commission, along with twenty-one (21) copies of this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Ada A. Hood".

Ada A. Hood, AICP

Director of Planning & Community
Development



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

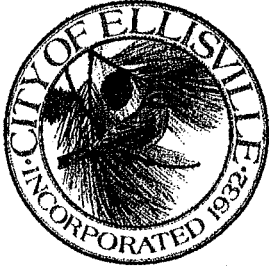
In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the City of Ellisville will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., and that the City of Ellisville has paid the Application Fee and will pay any expenses incurred by the Commission in excess of such Application Fee.

In accordance with the St. Louis County Boundary Commission Rules and Regulations, the application fee owed to process this proposal shall be calculated at one dollar (\$1) per resident within the proposed annexation area, "as of the most recent Census" data available. Per the 2000 U.S. Census, the total number of households within the proposed annexation area is 243 and also according to the Census, the St. Louis County population rate is 2.47 per household. Therefore, the total population within the proposed annexation area is 601, and the application fee can be calculated to be \$601.

Sincerely,

A handwritten signature in black ink, appearing to read "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

CERTIFICATE OF SERVICE

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that identical copies of official submittal constituting the proposal by the City of Ellisville to annex the Ellisville Annexation Area has been hand-delivered to the following County and municipalities with boundaries contiguous to the area covered by the proposal:

The County Clerk of St. Louis County
St Louis County Government Center
41 South Central Avenue
Clayton, MO 63105

City Clerk
City of Wildwood
16962 Manchester Road
Wildwood, MO 63040

City Clerk
City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

Sincerely,

A handwritten signature in black ink, appearing to read "Ada A. Hood". The signature is fluid and cursive, with the first name "Ada" being the most prominent.

Ada A. Hood, AICP
Director of Planning & Community
Development



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the proposed annexation of the Ellisville Annexation Area was not disapproved by the voters within the last two (2) years nor is it part of an "Established Unincorporated Area."

Sincerely,

A handwritten signature in black ink, appearing to read "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development

Section 4- Supporting Documents

SUPPORTING DOCUMENTS

At minimum the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, they shall so state in writing.

- i. *A certified copy of the ordinance adopting the Annexation Boundary Change Proposal – See attached.*
- ii. *A list of no fewer than three (3) sites, (including contact person, address and telephone number) which can accommodate a public hearing appropriate for the size of the application. They must be:*
 - (1) *A facility generally open to and used by the public, including private schools and churches;*
 - (2) *Handicap accessible;*
 - (3) *Geographically located based on the following priorities:*
 - (a) *Within the area covered by the proposal*
 - (b) *Within two (2) miles of the area covered by the proposal;*
 - (c) *The offices of the Boundary Commission;*
 - (d) *Within the County seat of St. Louis County.*

Ellisville City Hall
One Weis Avenue
Ellisville, MO 63011
Contact Person: Donna Wright
Phone: 636 227-9660
Capacity: 75

St. Louis County Library- Daniel Boone Branch
300 Clarkson Road
Ellisville, MO 63011
Contact Persons: Eric Button, Kalyani Veeraraghavan, Sandy Bauer
Phone: 636 227-9630
Capacity: Auditorium 200

Crestview Middle School
16025 Clayton Road
Ellisville, MO 63011
Contact Person: Ronni Meyers
Phone: 636 207-2520
Capacity: Gym 500

Ellisville Elementary School
1425 Froesel Drive
Ellisville, MO 63011

Exhibit A Map and Legal Description

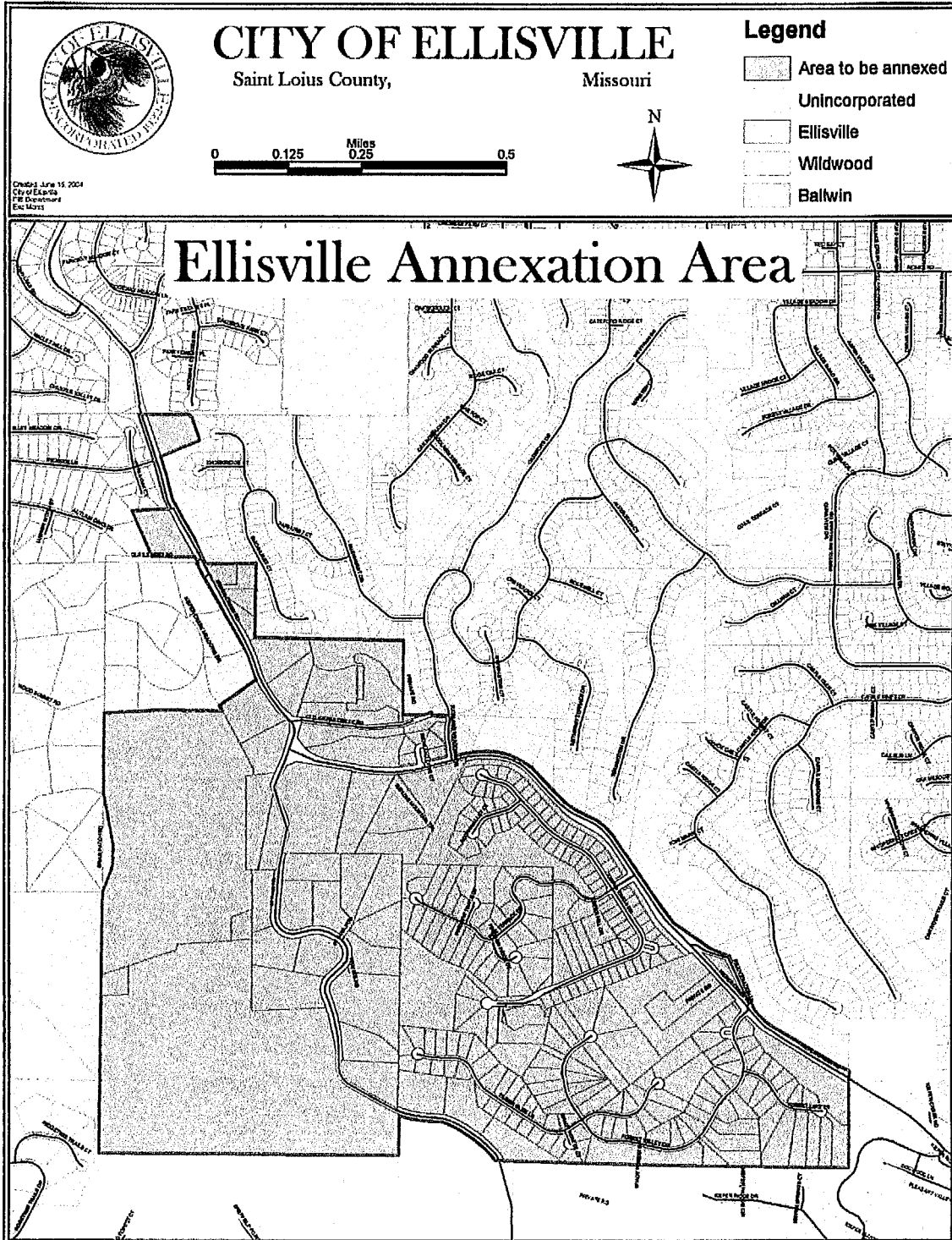


Exhibit A Map and Legal Description

LAND DESCRIPTION
PROPOSED ELLISVILLE ANNEXATION TRACT
ST. LOUIS COUNTY, MISSOURI
532 ACRES, MORE OR LESS

PROJECT NO. 04-148
JUNE 23, 2004

A TRACT OF LAND BEING PART OF SECTIONS 4, 9 AND 10, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF "WESTBROOKE ADDITION PLAT ONE," AS RECORDED IN PLAT BOOK 345, PAGES 273-274 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING ON THE EASTERLY LINE OF KIEFER CREEK ROAD (AS WIDENED PER THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION);

THENCE SOUTHEASTERLY, ALONG SAID EASTERLY LINE, AS WIDENED, AND THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 821.96 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTHEASTERLY, CONTINUING ALONG SAID EASTERLY LINE, AND THE WESTERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," AS RECORDED IN PLAT BOOK 345, PAGES 289-290 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 239.52 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY, LEAVING SAID EASTERLY LINE OF KIEFER CREEK ROAD, ALONG SAID WESTERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," A DISTANCE OF 452.08 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 674.42 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," AND THE SOUTHERLY LINE OF "WESTBROOKE WOODS PLAT NINE," AS RECORDED IN PLAT BOOK 333, PAGES 3-5 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 1361.49 FEET, MORE OF LESS, TO A POINT BEING THE SOUTHEAST CORNER OF SAID "WESTBROOKE WOODS PLAT NINE";

THENCE SOUTHERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE WESTERLY LINE OF "WESTBROOKE WOODS PLAT FIVE," AS RECORDED IN PLAT BOOK 318, PAGES 16-17 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 679.32 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF "WESTBROOKE WOODS PLAT FIVE," A DISTANCE OF 458.99 FEET, MORE OR LESS, TO A

POINT BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION, AND ON THE EASTERLY LINE OF RICHLAND MEADOWS (50 FOOT WIDE) DRIVE, AS DEDICATED BY INSTRUMENTS RECORDED ON MARCH 19, 1993, AS DAILY NUMBERS 20 AND 21 IN THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, A DISTANCE OF 381.34 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED KIEFER CREEK ROAD, AS WIDENED PER THE ABOVE MENTIONED DOCUMENTS;

THENCE EASTERLY, ALONG SAID NORTHERLY LINE, AS DEDICATED IN THE AFOREMENTIONED DOCUMENTS, A DISTANCE OF 127.35 FEET, MORE OR LESS, TO THE WESTERLY LINE OF TRACTS CONVEYED TO KEVIN L. COLE, TRUSTEE, AS RECORDED BY DEEDS IN BOOK 12200, PAGE 2465 AND BOOK 11917, PAGE 545 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY, ALONG SAID NORTHERLY LINE AS DEDICATED IN THE AFOREMENTIONED DOCUMENTS, AND SAID WESTERLY LINE OF COLE TRACTS, A DISTANCE OF 12.15 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY AND SOUTHERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AND THE SOUTHERLY LINE OF SAID COLE TRACTS TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT FOURTEEN," AS RECORDED IN PLAT BOOK 337, PAGE 34 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE NORTHERLY LINE OF KIEFER CREEK ROAD (AS WIDENED PER THIS DOCUMENT BY 5 FOOT WIDE ROAD WIDENING DEDICATION), AND ALONG THE SOUTHERLY OF SAID SUBDIVISION, A DISTANCE OF 377.59 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT THIRTEEN," AS RECORDED IN PLAT BOOK 337, PAGE 33 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AS WIDENED, AND THE SOUTHERLY LINE OF SAID SUBDIVISION, AS DISTANCE OF 601.48 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT TWELVE," AS RECORDED IN PLAT BOOK 337, PAGES 76-77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AS WIDENED, AND THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 1082.07 FEET, MORE OR LESS, TO A POINT, BEING ON THE NORTHERLY LINE OF OLD KIEFER CREEK (40 FOOT WIDE) ROAD;

THENCE NORTHEASTERLY, ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.24 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "THE ESTATES OF CASTLE PINES," AS RECORDED IN PLAT BOOK 346, PAGES 410-412 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE EASTERLY LINE OF OLD KIEFER CREEK ROAD, AND THE SOUTHWESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 888.43 FEET, MORE OR LESS, TO A POINT, BEING ON THE EASTERLY LINE OF KIEFER CREEK ROAD (VARYING WIDTH);

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF KIEFER CREEK ROAD, (AS WIDENED PER THIS DOCUMENT BY ROAD WIDENING DEDICATION), A DISTANCE OF 1048.46 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTHERLY, CROSSING THE RIGHT-OF-WAY OF KIEFER CREEK ROAD AND ALONG THE WESTERLY LINE OF "KIEFER TRAILS PLAT ONE," AS RECORDED IN PLAT BOOK 347, PAGES 178-181 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING THE NORTH AND SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 882.59 FEET, MORE OR LESS, TO A POINT;

THENCE WESTERLY, ALONG THE WESTERLY LINE OF SAID, "KIEFER TRAILS PLAT ONE," AND THE LINE DIVIDING SECTIONS 10 AND 15, A DISTANCE OF 589.53 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF "KIEFER TRAILS PLAT TWO," AS RECORDED IN PLAT BOOK 347, PAGES 615-616 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 10 AND 15, A DISTANCE OF 755.10 FEET, MORE OR LESS, TO A POINT, BEING COMMON TO SECTIONS 9, 10, 15 AND 16;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF THE FOLLOWING TRACTS: CONVEYED TO NORMAN A. AND ROSE M. COLE, HUSBAND AND WIFE, AND JAMES R. AND PATRICIA COLE, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 5041, PAGE 395; RICHARD V. WAGNER, AS RECORDED BY DEED IN BOOK 6625, PAGE 1705; CHRISTOPHER AND SALLY J. LOGAN, HUSBAND AND WIFE, BY DEED IN BOOK 12521, PAGE 1374; AND CHRISTOPHER LOGAN ETUX, BY DEED IN BOOK 12733, PAGE 494; ALL IN THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND CROSSING THE RIGHT-OF-WAY ST. PAUL (VARYING WIDTH) ROAD, ALONG THE LINE DIVIDING SECTIONS 9 AND 16, TO A POINT, ON THE WESTERLY LINE OF ST. PAUL (60 FOOT WIDE) ROAD, AND ON THE EASTERLY LINE OF "ST. PAUL TRAILS," AS RECORDED IN PLAT BOOK 253, PAGE 11 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHWESTERLY AND WESTERLY, ALONG SAID WESTERLY LINE OF ST. PAUL ROAD (60 FOOT WIDE AND AS WIDENED BY THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION), A DISTANCE OF 996.42 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE, SOUTHERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, AND THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 366.92 FEET, MORE OR LESS, TO A POINT, BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, AND THE NORTHEAST CORNER OF "THE LAKES OF SHEFFIELD FOREST PLAT TWO," AS RECORDED IN PLAT BOOK 346, PAGES 379-380 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, LEAVING SAID WESTERLY LINE, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 9 AND 16, A DISTANCE OF 1792.76 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF "THE LAKES OF SHEFFIELD FOREST PLAT ONE," AS RECORDED IN PLAT BOOK 346, PAGES 287-288 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 9 AND 16, A DISTANCE OF 936.67 FEET, MORE OR LESS, TO A POINT, BEING COMMON TO SECTIONS 8, 9, 16 AND 17;

THENCE NORTHERLY, LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF "RIDGETREE TRAILS PLAT THREE," AS RECORDED IN PLAT BOOK 323, PAGE 74 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE EAST LINE OF SECTION 8, A DISTANCE OF 587.52 FEET, MORE OR LESS, TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT

CONVEYED TO ROBERT L. AND HELEN L. BISHOP, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 10127, PAGE 2397 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID BISHOP TRACT, AND THE EASTERLY LINE OF SECTION 8, A DISTANCE OF 1793.16 FEET, MORE OR LESS, TO A POINT BEING THE MOST SOUTHERLY CORNER OF A TRACT CONVEYED TO SAMUEL V. AND BEVERLY A. GIAMIO, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 15473, PAGE 750 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND ON THE EASTERLY CORPORATION LINE OF THE CITY OF ELLISVILLE;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID GIAMIO TRACT AND CORPORATION LINE, AND THE EASTERLY LINE OF THE FOLLOWING TRACTS: CONVEYED TO RICHARD J. JR. AND MARTHA A. STREET, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 7664, PAGE 638, AND HENRY G. AND JACQUELINE E. LITZINGER, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 15314, PAGE 1110 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND ALONG THE EAST LINE OF SECTION 8, TO THE SOUTHWEST CORNER OF "KIEFER CREEK MEADOWS," AS RECORDED IN PLAT BOOK 195, PAGE 70 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID "KIEFER CREEK MEADOWS," AND CORPORATION LINE, A DISTANCE OF 1488.63 FEET, MORE OR LESS, TO A POINT, BEING ON THE WESTERLY LINE OF KIEFER CREEK (AS WIDENED PER THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION);

THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE, AND CORPORATION LINE, A DISTANCE OF 1192.90 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF QUAILS NEST (60 FOOT WIDE) ROAD;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, AND CORPORATION LINE, A DISTANCE OF 17.37 FEET, MORE OR LESS, TO A POINT;

THENCE NORTHWESTERLY, CROSSING QUAILS NEST ROAD, AND CORPORATION LINE, TO THE NORTHERLY LINE OF SAID QUAILS NEST ROAD;

THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND CORPORATION LINE, TO THE SOUTHEAST CORNER OF "THE OAKS ON KIEFER CREEK," AS RECORDED IN PLAT BOOK 289, PAGE 54 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHWESTERLY AND EASTERLY, ALONG THE EASTERLY LINE OF SAID "THE OAKS ON KIEFER CREEK," AND CORPORATION LINE, A DISTANCE OF 807.92 FEET, MORE OR LESS, TO A POINT, BEING ON THE WESTERLY LINE OF KIEFER CREEK (40 FOOT WIDE) ROAD;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF KIEFER (40 FOOT WIDE) ROAD, (PORTION WIDENED PER SUBDIVISION PLAT NOT INCLUDED) AND CORPORATION LINE, A DISTANCE OF 994.83 FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY, AND ALONG SAID CORPORATION LINE, CROSSING KIEFER CREEK ROAD, TO THE SOUTHWEST CORNER OF "WOODHILL PLAT TWO," AS RECORDED IN PLAT BOOK 241, PAGE 5 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE EASTERLY, LEAVING SAID CORPORATION LINE, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE NORTHWEST CORNER OF "WESTBROOKE WOODS PLAT ONE," AS AFOREMENTIONED;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 254.72 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 376.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS DESCRIPTION HAS BEEN COMPILED FROM RECORD INFORMATION BY COLE & ASSOCIATES INC. DURING JUNE 2004, AND IS NOT INTENDED TO MEET MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4CSR30-16.010).

CURTIS, HEINZ, GARRETT & O'KEEFE, P. C.
ATTORNEYS AT LAW

120 SOUTH HEMISTON, SUITE 200
ST. LOUIS, MISSOURI 63105
TEL (314) 725-8788
FAX (314) 725-8789

PAUL E. MARTIN
PRINCIPAL
also licensed in Illinois

PMARTIN@LAWFIRMENAIL.COM

July 7, 2004

Members of the City Council
City of Ellisville
#1 Weis Avenue
Ellisville, MO 63011

RE: Ellisville Annexation Area

Dear Members of the Council of the City of Ellisville, Missouri:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Ellisville's proposed annexation area. Based upon my review of the annexation proposal for the area and relevant documents, it is my opinion that all statutory requirements applicable to the City of Ellisville have been satisfied in connection with its annexation proposal.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Paul E. Martin
Ellisville City Attorney

PEM:ir
Enclosure

H:\Users\paul@ellisvilleannexation\citycouncil\001



City of Ellisville

June 24, 2004

Amended July 9, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

Acting on behalf of the City Council of the City of Ellisville, pursuant to Ordinance #2646, Section 6, and in accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that the City of Ellisville does not seek any change in fire protection and emergency medical services as part of the proposal for annexation of the Ellisville Annexation Area.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey L. Khoury".

Mayor Jeffrey L. Khoury
City of Ellisville

SAINT LOUIS COUNTY BOUNDARY COMMISSION
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL
AND PUBLIC HEARING

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the City Council of the City of Ellisville, Missouri on June 30, 2004. The following metes and bounds description has been submitted by the City of Ellisville for the area to be annexed, the "Ellisville Annexation Area," which encompasses an area of 530 acres. The Commission will consider the proposed boundary change by the City Council of the City of Ellisville. A metes and bounds description of the area to be included in the corporate limits of the City of Ellisville is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at _____ p.m. on _____, 2004 at _____

_____ in Ellisville, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented at the commission in conjunction with the Public Hearing, or, in addition, may be received for a period of twenty-one (21) days after the close of the Public Hearing and will be filed for the reference of the Commission.

A copy of the proposal, which includes the proposing agent, a copy of the map depicting the proposed annexation area, the metes and bounds legal description, the Plan of Intent, and the required certifications, as received from the applicant, is available for review at the St. Louis County Boundary Commission Office, located at 168 N Meramec Avenue, Suite 140, Clayton, MO 63105, during weekdays between the hours of 9:00 a.m. and 3 p.m. If you have any questions regarding the proposal scheduled for Public Hearing, please contact the St. Louis County Boundary Commission, at (314) 863-3005.

Kim Miller, Director
St. Louis County Boundary Commission

Dated: _____

**Ellisville Annexation Area
Attachment to Notice
Metes and Bounds Legal Description**

LAND DESCRIPTION
PROPOSED ELLISVILLE ANNEXATION TRACT
ST. LOUIS COUNTY, MISSOURI
532 ACRES, MORE OR LESS

PROJECT NO. 04-148
JUNE 23, 2004

A TRACT OF LAND BEING PART OF SECTIONS 4, 9 AND 10, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF "WESTBROOKE ADDITION PLAT ONE," AS RECORDED IN PLAT BOOK 345, PAGES 273-274 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING ON THE EASTERLY LINE OF KIEFER CREEK ROAD (AS WIDENED PER THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION);

THENCE SOUTHEASTERLY, ALONG SAID EASTERLY LINE, AS WIDENED, AND THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 821.96 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTHEASTERLY, CONTINUING ALONG SAID EASTERLY LINE, AND THE WESTERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," AS RECORDED IN PLAT BOOK 345, PAGES 289-290 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 239.52 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY, LEAVING SAID EASTERLY LINE OF KIEFER CREEK ROAD, ALONG SAID WESTERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," A DISTANCE OF 452.08 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 674.42 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," AND THE SOUTHERLY LINE OF "WESTBROOKE WOODS PLAT NINE," AS RECORDED IN PLAT BOOK 333, PAGES 3-5 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 1361.49 FEET, MORE OF LESS, TO A POINT BEING THE SOUTHEAST CORNER OF SAID "WESTBROOKE WOODS PLAT NINE";

THENCE SOUTHERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE WESTERLY LINE OF "WESTBROOKE WOODS PLAT FIVE," AS RECORDED IN PLAT BOOK 318, PAGES 16-17 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 679.32 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF "WESTBROOKE WOODS PLAT FIVE," A DISTANCE OF 458.99 FEET, MORE OR LESS, TO A POINT BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION, AND ON THE EASTERLY LINE OF RICHLAND MEADOWS (50 FOOT WIDE) DRIVE, AS DEDICATED BY INSTRUMENTS RECORDED ON MARCH 19, 1993, AS DAILY NUMBERS 20 AND 21 IN THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, A DISTANCE OF 381.34 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED KIEFER CREEK ROAD, AS WIDENED PER THE ABOVE MENTIONED DOCUMENTS;

THENCE EASTERLY, ALONG SAID NORTHERLY LINE, AS DEDICATED IN THE AFOREMENTIONED DOCUMENTS, A DISTANCE OF 127.35 FEET, MORE OR LESS, TO THE WESTERLY LINE OF TRACTS CONVEYED TO KEVIN L. COLE, TRUSTEE, AS RECORDED BY DEEDS IN BOOK 12200, PAGE 2465 AND BOOK 11917, PAGE 545 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY, ALONG SAID NORTHERLY LINE AS DEDICATED IN THE AFOREMENTIONED DOCUMENTS, AND SAID WESTERLY LINE OF COLE TRACTS, A DISTANCE OF 12.15 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY AND SOUTHERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AND THE SOUTHERLY LINE OF SAID COLE TRACTS TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT FOURTEEN," AS RECORDED IN PLAT BOOK 337, PAGE 34 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE NORTHERLY LINE OF KIEFER CREEK ROAD (AS WIDENED PER THIS DOCUMENT BY 5 FOOT WIDE ROAD WIDENING DEDICATION), AND ALONG THE SOUTHERLY OF SAID SUBDIVISION, A DISTANCE OF 377.59 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT THIRTEEN," AS RECORDED IN PLAT BOOK 337, PAGE 33 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AS WIDENED, AND THE SOUTHERLY LINE OF SAID SUBDIVISION, AS DISTANCE OF 601.48 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT TWELVE," AS RECORDED IN PLAT BOOK 337, PAGES 76-77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AS WIDENED, AND THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 1082.07 FEET, MORE OR LESS, TO A POINT, BEING ON THE NORTHERLY LINE OF OLD KIEFER CREEK (40 FOOT WIDE) ROAD;

THENCE NORTHEASTERLY, ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.24 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "THE ESTATES OF CASTLE PINES," AS RECORDED IN PLAT BOOK 346, PAGES 410-412 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE EASTERLY LINE OF OLD KIEFER CREEK ROAD, AND THE SOUTHWESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 888.43 FEET, MORE OR LESS, TO A POINT, BEING ON THE EASTERLY LINE OF KIEFER CREEK ROAD (VARYING WIDTH);

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF KIEFER CREEK ROAD, (AS WIDENED PER THIS DOCUMENT BY ROAD WIDENING DEDICATION), A DISTANCE OF 1048.46 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTHERLY, CROSSING THE RIGHT-OF-WAY OF KIEFER CREEK ROAD AND ALONG THE WESTERLY LINE OF "KIEFER TRAILS PLAT ONE," AS RECORDED IN PLAT BOOK 347, PAGES 178-181 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING THE NORTH AND SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 882.59 FEET, MORE OR LESS, TO A POINT;

THENCE WESTERLY, ALONG THE WESTERLY LINE OF SAID, "KIEFER TRAILS PLAT ONE," AND THE LINE DIVIDING SECTIONS 10 AND 15, A DISTANCE OF 589.53 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF "KIEFER TRAILS PLAT TWO," AS RECORDED IN PLAT BOOK 347, PAGES 615-616 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 10 AND 15, A DISTANCE OF 755.10 FEET, MORE OR LESS, TO A POINT, BEING COMMON TO SECTIONS 9, 10, 15 AND 16;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF THE FOLLOWING TRACTS: CONVEYED TO NORMAN A. AND ROSE M. COLE, HUSBAND AND WIFE, AND JAMES R. AND PATRICIA COLE, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 5041, PAGE 395; RICHARD V. WAGNER, AS RECORDED BY DEED IN BOOK 6625, PAGE 1705; CHRISTOPHER AND SALLY J. LOGAN, HUSBAND AND WIFE, BY DEED IN BOOK 12521, PAGE 1374; AND CHRISTOPHER LOGAN ETUX, BY DEED IN BOOK 12733, PAGE 494; ALL IN THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND CROSSING THE RIGHT-OF-WAY ST. PAUL (VARYING WIDTH) ROAD, ALONG THE LINE DIVIDING SECTIONS 9 AND 16, TO A POINT, ON THE WESTERLY LINE OF ST. PAUL (60 FOOT WIDE) ROAD, AND ON THE EASTERLY LINE OF "ST. PAUL TRAILS," AS RECORDED IN PLAT BOOK 253, PAGE 11 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHWESTERLY AND WESTERLY, ALONG SAID WESTERLY LINE OF ST. PAUL ROAD (60 FOOT WIDE AND AS WIDENED BY THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION), A DISTANCE OF 996.42 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE, SOUTHERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, AND THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 366.92 FEET, MORE OR LESS, TO A POINT, BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, AND THE NORTHEAST CORNER OF "THE LAKES OF SHEFFIELD FOREST PLAT TWO," AS RECORDED IN PLAT BOOK 346, PAGES 379-380 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, LEAVING SAID WESTERLY LINE, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 9 AND 16, A DISTANCE OF 1792.76 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF "THE LAKES OF SHEFFIELD FOREST PLAT ONE," AS RECORDED IN PLAT BOOK 346, PAGES 287-288 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 9 AND 16, A DISTANCE OF 936.67 FEET, MORE OR LESS, TO A POINT, BEING COMMON TO SECTIONS 8, 9, 16 AND 17;

THENCE NORTHERLY, LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF "RIDGETREE TRAILS PLAT THREE," AS RECORDED IN PLAT BOOK 323, PAGE 74 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE EAST LINE OF SECTION 8, A DISTANCE OF 587.52 FEET, MORE OR LESS, TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT L. AND HELEN L. BISHOP, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 10127, PAGE 2397 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID BISHOP TRACT, AND THE EASTERLY LINE OF SECTION 8, A DISTANCE OF 1793.16 FEET, MORE OR LESS, TO A POINT BEING THE MOST SOUTHERLY CORNER OF A TRACT CONVEYED TO SAMUEL V. AND BEVERLY A. GIAMIO, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 15473, PAGE 750 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND ON THE EASTERLY CORPORATION LINE OF THE CITY OF ELLISVILLE;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID GIAMIO TRACT AND CORPORATION LINE, AND THE EASTERLY LINE OF THE FOLLOWING TRACTS: CONVEYED TO RICHARD J. JR. AND MARTHA A. STREET, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 7664, PAGE 638, AND HENRY G. AND JACQUELINE E. LITZINGER, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 15314, PAGE 1110 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND ALONG THE EAST LINE OF SECTION 8, TO THE SOUTHWEST CORNER OF "KIEFER CREEK MEADOWS," AS RECORDED IN PLAT BOOK 195, PAGE 70 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID "KIEFER CREEK MEADOWS," AND CORPORATION LINE, A DISTANCE OF 1488.63 FEET, MORE OR LESS, TO A POINT, BEING ON THE WESTERLY LINE OF KIEFER CREEK (AS WIDENED PER THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION);

THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE, AND CORPORATION LINE, A DISTANCE OF 1192.90 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF QUAILS NEST (60 FOOT WIDE) ROAD;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, AND CORPORATION LINE, A DISTANCE OF 17.37 FEET, MORE OR LESS, TO A POINT;

THENCE NORTHWESTERLY, CROSSING QUAILS NEST ROAD, AND CORPORATION LINE, TO THE NORTHERLY LINE OF SAID QUAILS NEST ROAD;

THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND CORPORATION LINE, TO THE SOUTHEAST CORNER OF "THE OAKS ON KIEFER CREEK," AS RECORDED IN PLAT BOOK 289, PAGE 54 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHWESTERLY AND EASTERLY, ALONG THE EASTERLY LINE OF SAID "THE OAKS ON KIEFER CREEK," AND CORPORATION LINE, A DISTANCE OF 807.92 FEET, MORE OR LESS, TO A POINT, BEING ON THE WESTERLY LINE OF KIEFER CREEK (40 FOOT WIDE) ROAD;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF KIEFER (40 FOOT WIDE) ROAD, (PORTION WIDENED PER SUBDIVISION PLAT NOT INCLUDED) AND CORPORATION LINE, A DISTANCE OF 994.83 FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY, AND ALONG SAID CORPORATION LINE, CROSSING KIEFER CREEK ROAD, TO THE SOUTHWEST CORNER OF "WOODHILL PLAT TWO," AS RECORDED IN PLAT BOOK 241, PAGE 5 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE EASTERLY, LEAVING SAID CORPORATION LINE, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE NORTHWEST CORNER OF "WESTBROOKE WOODS PLAT ONE," AS AFOREMENTIONED;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 254.72 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 376.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS DESCRIPTION HAS BEEN COMPILED FROM RECORD INFORMATION BY COLE & ASSOCIATES INC. DURING JUNE 2004, AND IS NOT INTENDED TO MEET MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4CSR30-16.010).

ANNEXATION DATA:

TOTAL AREA = 532 ACRES, MORE OR LESS.

TOTAL PERIMETER (CALCULATED)= 28,388 FEET, MORE OR LESS.

PORTION OF PERIMETER CONTIGUOUS TO CURRENT CORPORATION LINE= 7,158 FEET, MORE OR LESS

TOTAL PERCENTAGE OF CONTIGUOUS LENGTH AS COMPARED TO TOTAL PERIMETER= 25%

Ellisville Annexation Area Metes and Bounds Legal Description

LAND DESCRIPTION
PROPOSED ELLISVILLE ANNEXATION TRACT
ST. LOUIS COUNTY, MISSOURI
532 ACRES, MORE OR LESS

PROJECT NO. 04-148
JUNE 23, 2004

A TRACT OF LAND BEING PART OF SECTIONS 4, 9 AND 10, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF "WESTBROOKE ADDITION PLAT ONE," AS RECORDED IN PLAT BOOK 345, PAGES 273-274 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING ON THE EASTERLY LINE OF KIEFER CREEK ROAD (AS WIDENED PER THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION);

THENCE SOUTHEASTERLY, ALONG SAID EASTERLY LINE, AS WIDENED, AND THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 821.96 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTHEASTERLY, CONTINUING ALONG SAID EASTERLY LINE, AND THE WESTERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," AS RECORDED IN PLAT BOOK 345, PAGES 289-290 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 239.52 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY, LEAVING SAID EASTERLY LINE OF KIEFER CREEK ROAD, ALONG SAID WESTERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," A DISTANCE OF 452.08 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 674.42 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF "WESTBROOKE ADDITION PLAT TWO," AND THE SOUTHERLY LINE OF "WESTBROOKE WOODS PLAT NINE," AS RECORDED IN PLAT BOOK 333, PAGES 3-5 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 1361.49 FEET, MORE OF LESS, TO A POINT BEING THE SOUTHEAST CORNER OF SAID "WESTBROOKE WOODS PLAT NINE";

THENCE SOUTHERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE WESTERLY LINE OF "WESTBROOKE WOODS PLAT FIVE," AS RECORDED IN PLAT BOOK 318, PAGES 16-17 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 679.32 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF "WESTBROOKE WOODS PLAT FIVE," A DISTANCE OF 458.99 FEET, MORE OR LESS, TO A POINT BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION, AND ON THE EASTERLY LINE OF RICHLAND MEADOWS (50 FOOT WIDE) DRIVE, AS DEDICATED BY INSTRUMENTS RECORDED ON MARCH 19, 1993, AS DAILY NUMBERS 20 AND 21 IN THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, A DISTANCE OF 381.34 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED KIEFER CREEK ROAD, AS WIDENED PER THE ABOVE MENTIONED DOCUMENTS;

THENCE EASTERLY, ALONG SAID NORTHERLY LINE, AS DEDICATED IN THE AFOREMENTIONED DOCUMENTS, A DISTANCE OF 127.35 FEET, MORE OR LESS, TO THE WESTERLY LINE OF TRACTS CONVEYED TO KEVIN L. COLE, TRUSTEE, AS RECORDED BY DEEDS IN BOOK 12200, PAGE 2465 AND BOOK 11917, PAGE 545 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY, ALONG SAID NORTHERLY LINE AS DEDICATED IN THE AFOREMENTIONED DOCUMENTS, AND SAID WESTERLY LINE OF COLE TRACTS, A DISTANCE OF 12.15 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY AND SOUTHERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AND THE SOUTHERLY LINE OF SAID COLE TRACTS TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT FOURTEEN," AS RECORDED IN PLAT BOOK 337, PAGE 34 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE NORTHERLY LINE OF KIEFER CREEK ROAD (AS WIDENED PER THIS DOCUMENT BY 5 FOOT WIDE ROAD WIDENING DEDICATION), AND ALONG THE SOUTHERLY OF SAID SUBDIVISION, A DISTANCE OF 377.59 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT THIRTEEN," AS RECORDED IN PLAT BOOK 337, PAGE 33 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AS WIDENED, AND THE SOUTHERLY LINE OF SAID SUBDIVISION, AS DISTANCE OF 601.48 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "CASTLE PINES PLAT TWELVE," AS RECORDED IN PLAT BOOK 337, PAGES 76-77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID KIEFER CREEK ROAD, AS WIDENED, AND THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 1082.07 FEET, MORE OR LESS, TO A POINT, BEING ON THE NORTHERLY LINE OF OLD KIEFER CREEK (40 FOOT WIDE) ROAD;

THENCE NORTHEASTERLY, ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.24 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "THE ESTATES OF CASTLE PINES," AS RECORDED IN PLAT BOOK 346, PAGES 410-412 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE EASTERLY LINE OF OLD KIEFER CREEK ROAD, AND THE SOUTHWESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF

888.43 FEET, MORE OR LESS, TO A POINT, BEING ON THE EASTERLY LINE OF KIEFER CREEK ROAD (VARYING WIDTH);

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF KIEFER CREEK ROAD, (AS WIDENED PER THIS DOCUMENT BY ROAD WIDENING DEDICATION), A DISTANCE OF 1048.46 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTHERLY, CROSSING THE RIGHT-OF-WAY OF KIEFER CREEK ROAD AND ALONG THE WESTERLY LINE OF "KIEFER TRAILS PLAT ONE," AS RECORDED IN PLAT BOOK 347, PAGES 178-181 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING THE NORTH AND SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 882.59 FEET, MORE OR LESS, TO A POINT;

THENCE WESTERLY, ALONG THE WESTERLY LINE OF SAID, "KIEFER TRAILS PLAT ONE," AND THE LINE DIVIDING SECTIONS 10 AND 15, A DISTANCE OF 589.53 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF "KIEFER TRAILS PLAT TWO," AS RECORDED IN PLAT BOOK 347, PAGES 615-616 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 10 AND 15, A DISTANCE OF 755.10 FEET, MORE OR LESS, TO A POINT, BEING COMMON TO SECTIONS 9, 10, 15 AND 16;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF THE FOLLOWING TRACTS: CONVEYED TO NORMAN A. AND ROSE M. COLE, HUSBAND AND WIFE, AND JAMES R. AND PATRICIA COLE, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 5041, PAGE 395; RICHARD V. WAGNER, AS RECORDED BY DEED IN BOOK 6625, PAGE 1705; CHRISTOPHER AND SALLY J. LOGAN, HUSBAND AND WIFE, BY DEED IN BOOK 12521, PAGE 1374; AND CHRISTOPHER LOGAN ETUX, BY DEED IN BOOK 12733, PAGE 494; ALL IN THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND CROSSING THE RIGHT-OF-WAY ST. PAUL (VARYING WIDTH) ROAD, ALONG THE LINE DIVIDING SECTIONS 9 AND 16, TO A POINT, ON THE WESTERLY LINE OF ST. PAUL (60 FOOT WIDE) ROAD, AND ON THE EASTERLY LINE OF "ST. PAUL TRAILS," AS RECORDED IN PLAT BOOK 253, PAGE 11 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHWESTERLY AND WESTERLY, ALONG SAID WESTERLY LINE OF ST. PAUL ROAD (60 FOOT WIDE AND AS WIDENED BY THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION), A DISTANCE OF 996.42 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE, SOUTHERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, AND THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 366.92 FEET, MORE OR LESS, TO A POINT, BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, AND THE NORTHEAST CORNER OF "THE LAKES OF SHEFFIELD FOREST PLAT TWO," AS RECORDED IN PLAT BOOK 346, PAGES 379-380 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, LEAVING SAID WESTERLY LINE, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 9 AND 16, A DISTANCE OF 1792.76 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF "THE LAKES OF SHEFFIELD FOREST PLAT ONE," AS RECORDED IN PLAT BOOK 346, PAGES 287-288 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, AND THE LINE DIVIDING SECTIONS 9 AND 16, A DISTANCE OF 936.67 FEET, MORE OR LESS, TO A POINT, BEING COMMON TO SECTIONS 8, 9, 16 AND 17;

THENCE NORTHERLY, LEAVING SAID NORTHERLY LINE, ALONG THE EASTERLY LINE OF "RIDGETREE TRAILS PLAT THREE," AS RECORDED IN PLAT BOOK 323, PAGE 74 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE EAST LINE OF SECTION 8, A DISTANCE OF 587.52 FEET, MORE OR LESS, TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT L. AND HELEN L. BISHOP, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 10127, PAGE 2397 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID BISHOP TRACT, AND THE EASTERLY LINE OF SECTION 8, A DISTANCE OF 1793.16 FEET, MORE OR LESS, TO A POINT BEING THE MOST SOUTHERLY CORNER OF A TRACT CONVEYED TO SAMUEL V. AND BEVERLY A. GIAMIO, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 15473, PAGE 750 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND ON THE EASTERLY CORPORATION LINE OF THE CITY OF ELLISVILLE;

THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID GIAMIO TRACT AND CORPORATION LINE, AND THE EASTERLY LINE OF THE FOLLOWING TRACTS: CONVEYED TO RICHARD J. JR. AND MARTHA A. STREET, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 7664, PAGE 638, AND HENRY G. AND JACQUELINE E. LITZINGER, HUSBAND AND WIFE, AS RECORDED BY DEED IN BOOK 15314, PAGE 1110 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND ALONG THE EAST LINE OF SECTION 8, TO THE SOUTHWEST CORNER OF "KIEFER CREEK MEADOWS," AS RECORDED IN PLAT BOOK 195, PAGE 70 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID "KIEFER CREEK MEADOWS," AND CORPORATION LINE, A DISTANCE OF 1488.63 FEET, MORE OR LESS, TO A POINT, BEING ON THE WESTERLY LINE OF KIEFER CREEK (AS WIDENED PER THIS DOCUMENT BY 15 FOOT WIDE ROAD WIDENING DEDICATION);

THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE, AND CORPORATION LINE, A DISTANCE OF 1192.90 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF QUAILS NEST (60 FOOT WIDE) ROAD;

THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, AND CORPORATION LINE, A DISTANCE OF 17.37 FEET, MORE OR LESS, TO A POINT;

THENCE NORTHWESTERLY, CROSSING QUAILS NEST ROAD, AND CORPORATION LINE, TO THE NORTHERLY LINE OF SAID QUAILS NEST ROAD;

THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND CORPORATION LINE, TO THE SOUTHEAST CORNER OF "THE OAKS ON KIEFER CREEK," AS RECORDED IN PLAT BOOK 289, PAGE 54 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE NORTHWESTERLY AND EASTERLY, ALONG THE EASTERLY LINE OF SAID "THE OAKS ON KIEFER CREEK," AND CORPORATION LINE, A DISTANCE OF 807.92 FEET, MORE OR LESS, TO A POINT, BEING ON THE WESTERLY LINE OF KIEFER CREEK (40 FOOT WIDE) ROAD;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF KIEFER (40 FOOT WIDE) ROAD, (PORTION WIDENED PER SUBDIVISION PLAT NOT INCLUDED) AND CORPORATION LINE, A DISTANCE OF 994.83 FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE EASTERLY, AND ALONG SAID CORPORATION LINE, CROSSING KIEFER CREEK ROAD, TO THE SOUTHWEST CORNER OF "WOODHILL PLAT TWO," AS RECORDED IN PLAT BOOK 241, PAGE 5 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE EASTERLY, LEAVING SAID CORPORATION LINE, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE NORTHWEST CORNER OF "WESTBROOKE WOODS PLAT ONE," AS AFOREMENTIONED;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 254.72 FEET, MORE OR LESS, TO A POINT;

THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 376.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS DESCRIPTION HAS BEEN COMPILED FROM RECORD INFORMATION BY COLE & ASSOCIATES INC. DURING JUNE 2004, AND IS NOT INTENDED TO MEET MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (4CSR30-16.010).

ANNEXATION DATA:

TOTAL AREA = 532 ACRES, MORE OR LESS.

TOTAL PERIMETER (CALCULATED)= 28,388 FEET, MORE OR LESS.

PORTION OF PERIMETER CONTIGUOUS TO CURRENT CORPORATION LINE= 7,158 FEET, MORE OR LESS

TOTAL PERCENTAGE OF CONTIGUOUS LENGTH AS COMPARED TO TOTAL PERIMETER= 25%



City of Ellisville

June 24, 2004

Members of the Saint Louis County Boundary Commission
168 N. Meramec Ave, Suite #140
Clayton, MO 63105

RE: City of Ellisville Annexation Proposal

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that upon approval of the proposed boundary change by the St. Louis County Boundary Commission, such proposal shall be submitted to the voters at an election to be held as directed by the St. Louis County Boundary Commission and the St. Louis County Election Board. If the annexation proposal is approved by a majority of votes cast in the City and approved by a separate majority of votes cast in the whole City which would result from the proposed annexation and boundary change, then the annexation of such unincorporated area shall become effective six (6) months from the date of such favorable election.

Sincerely,

A handwritten signature in cursive script that reads "Ada A. Hood".

Ada A. Hood, AICP
Director of Planning & Community
Development